

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Boulevard/Riverton/ 24

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 1503

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$62,100	\$152,800	\$214,900	\$235,500	91.3%	13.94%
2006 Value	\$66,200	\$164,900	\$231,100	\$235,500	98.1%	13.76%
Change	+\$4,100	+\$12,100	+\$16,200		+6.8%	-0.18%
% Change	+6.6%	+7.9%	+7.5%		+7.4%	-1.29%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.18% and -1.29% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$62,700	\$146,900	\$209,600
2006 Value	\$66,800	\$159,800	\$226,600
Percent Change	+6.5%	+8.8%	+8.1%

Number of one to three unit residences in the Population: 8036

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in the Foster Heights subdivision are at a higher assessment and require a lower adjustment than the overall alone. Parcels that have lot sizes over 15,000 square feet are at a lower assessment level and require a greater upward adjustment than the overall alone.

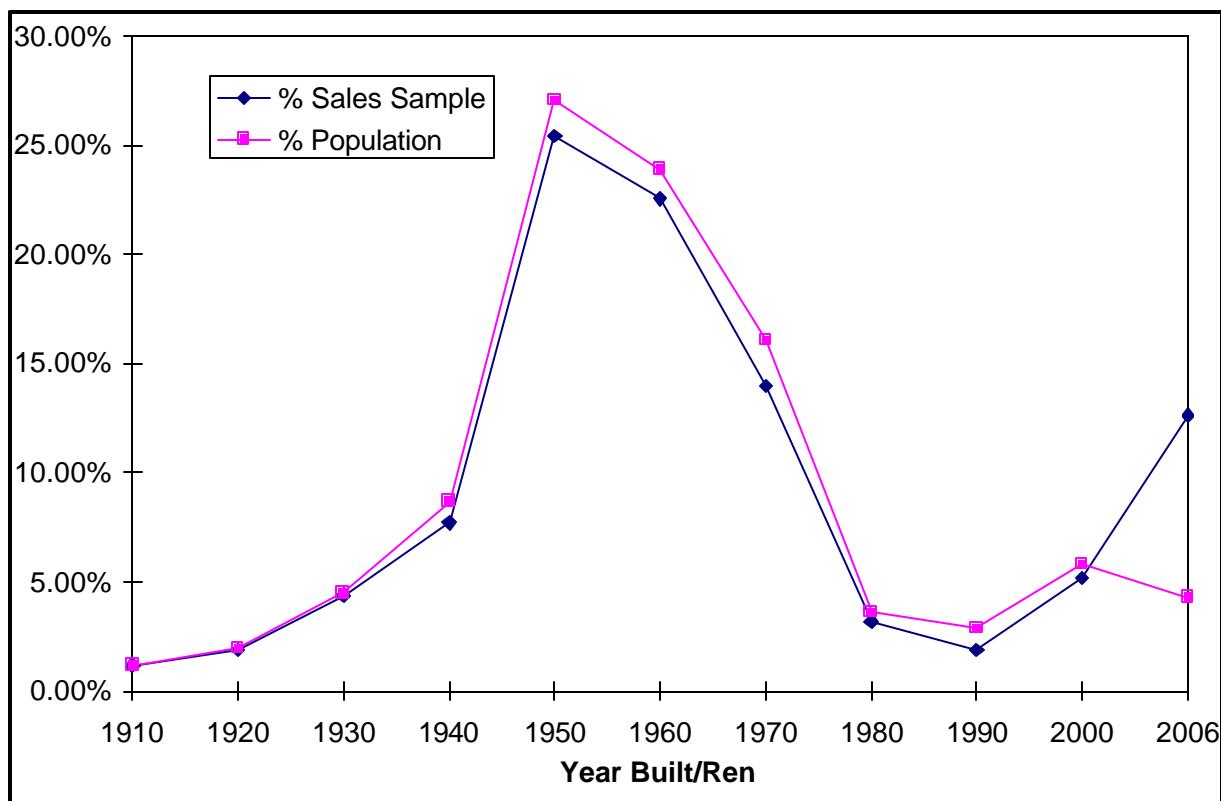
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	18	1.20%
1920	28	1.86%
1930	66	4.39%
1940	116	7.72%
1950	382	25.42%
1960	339	22.55%
1970	210	13.97%
1980	48	3.19%
1990	28	1.86%
2000	78	5.19%
2006	190	12.64%
	1503	

Population		
Year Built/Ren	Frequency	% Population
1910	95	1.18%
1920	157	1.95%
1930	363	4.52%
1940	698	8.69%
1950	2177	27.09%
1960	1921	23.90%
1970	1293	16.09%
1980	291	3.62%
1990	230	2.86%
2000	466	5.80%
2006	345	4.29%
	8036	

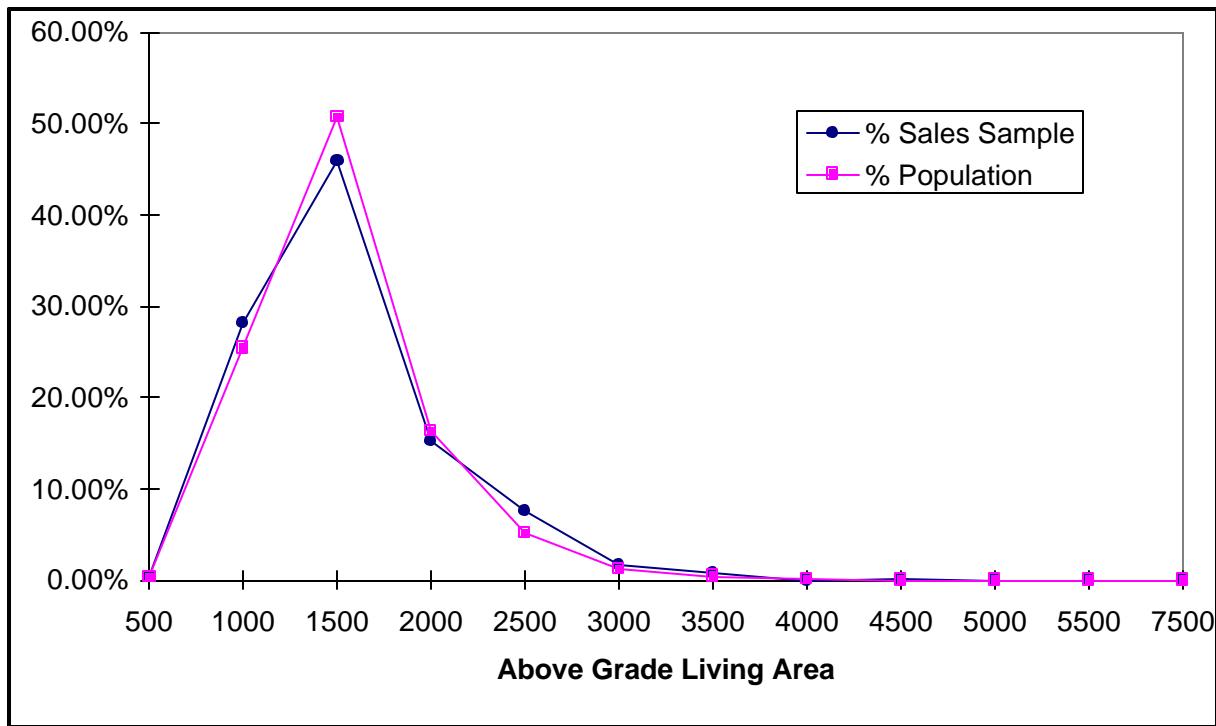


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	6	0.40%
1000	424	28.21%
1500	690	45.91%
2000	229	15.24%
2500	115	7.65%
3000	26	1.73%
3500	12	0.80%
4000	0	0.00%
4500	1	0.07%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1503	

Population		
AGLA	Frequency	% Population
500	26	0.32%
1000	2048	25.49%
1500	4077	50.73%
2000	1314	16.35%
2500	414	5.15%
3000	103	1.28%
3500	37	0.46%
4000	10	0.12%
4500	4	0.05%
5000	0	0.00%
5500	0	0.00%
7500	3	0.04%
	8036	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

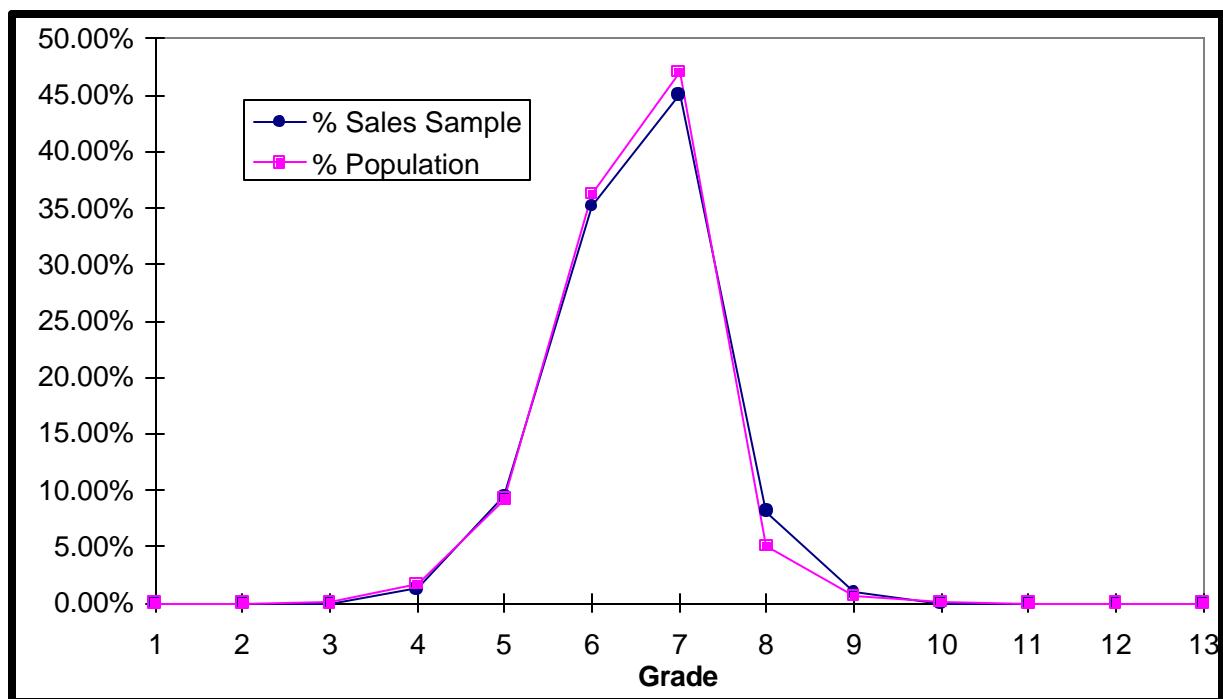
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	19	1.26%
5	142	9.45%
6	529	35.20%
7	677	45.04%
8	122	8.12%
9	14	0.93%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1503		

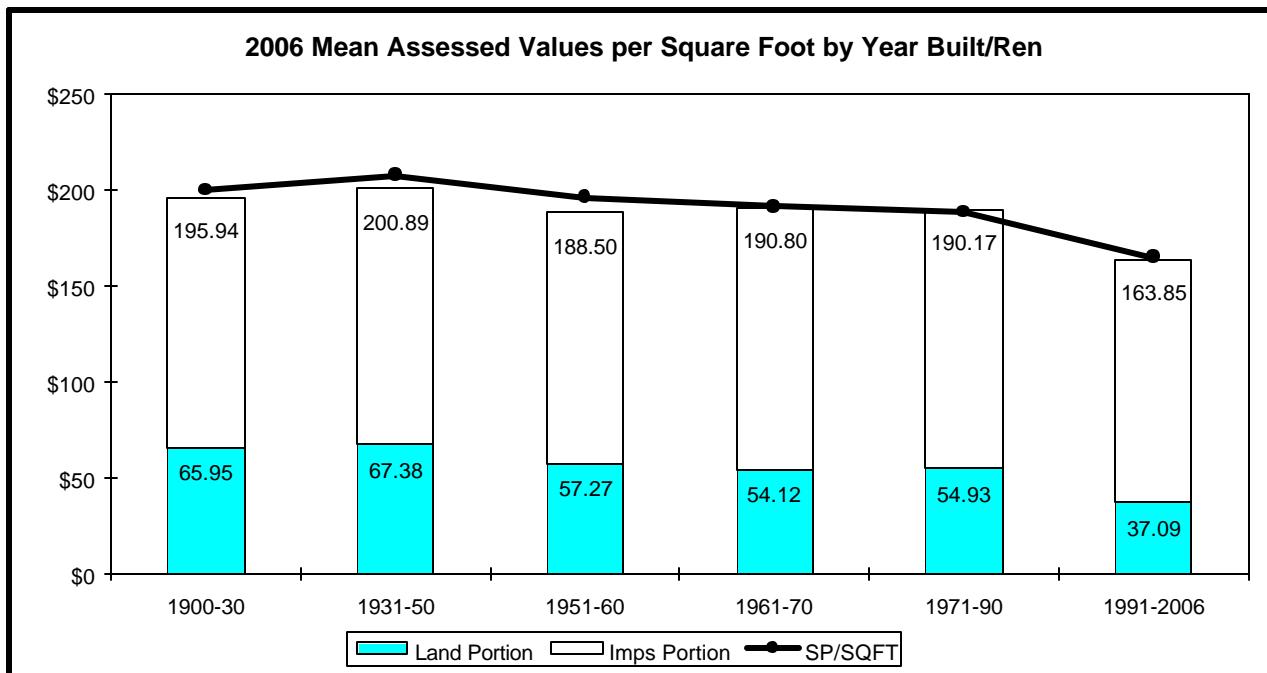
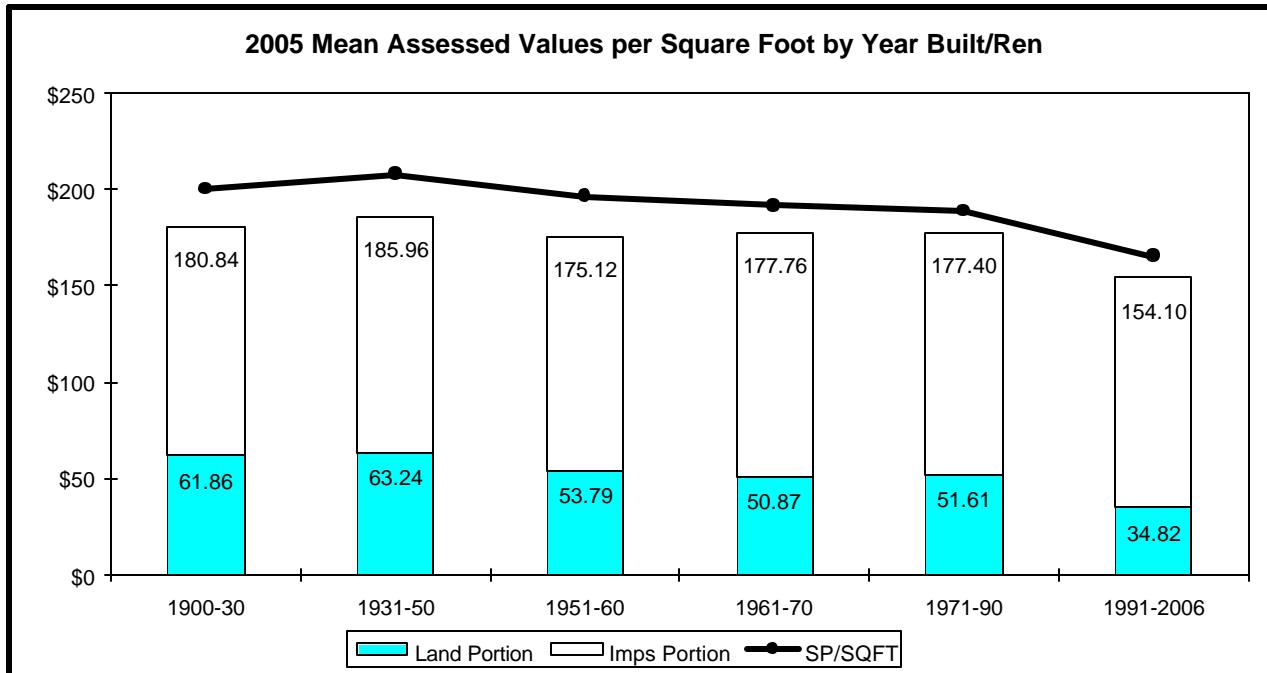
Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.04%
4	137	1.70%
5	738	9.18%
6	2910	36.21%
7	3783	47.08%
8	407	5.06%
9	52	0.65%
10	5	0.06%
11	1	0.01%
12	0	0.00%
13	0	0.00%
8036		



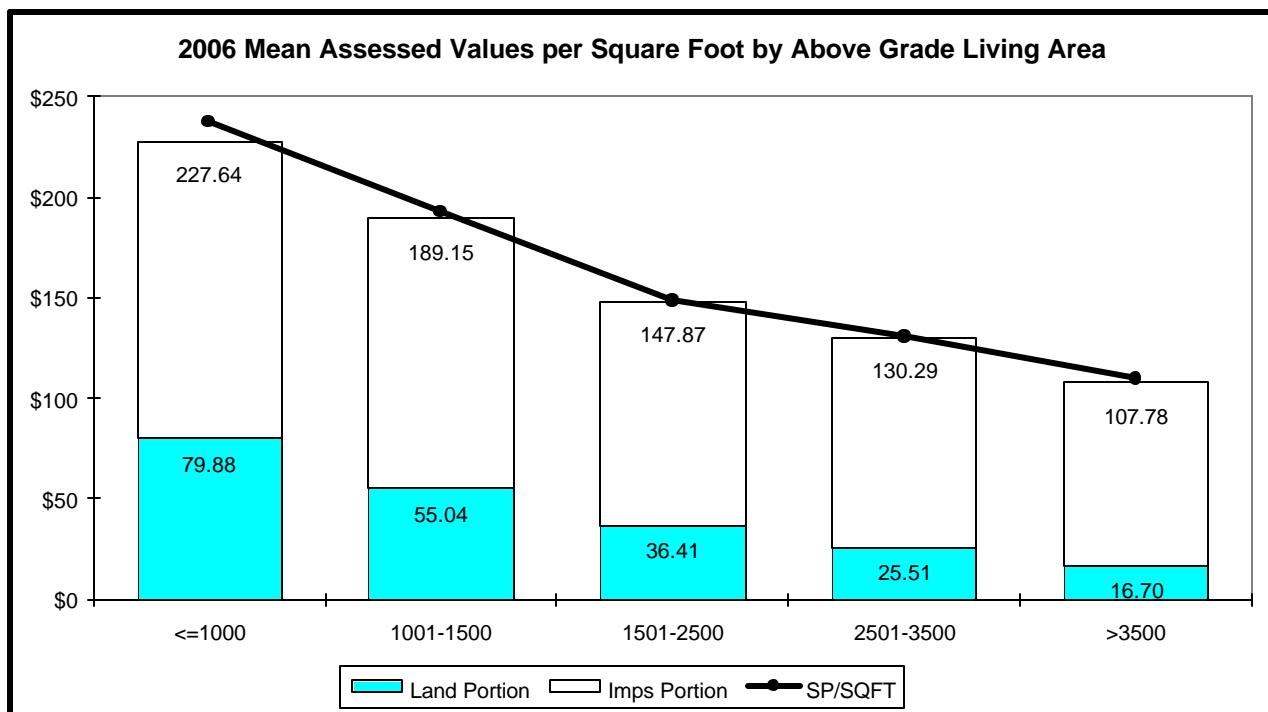
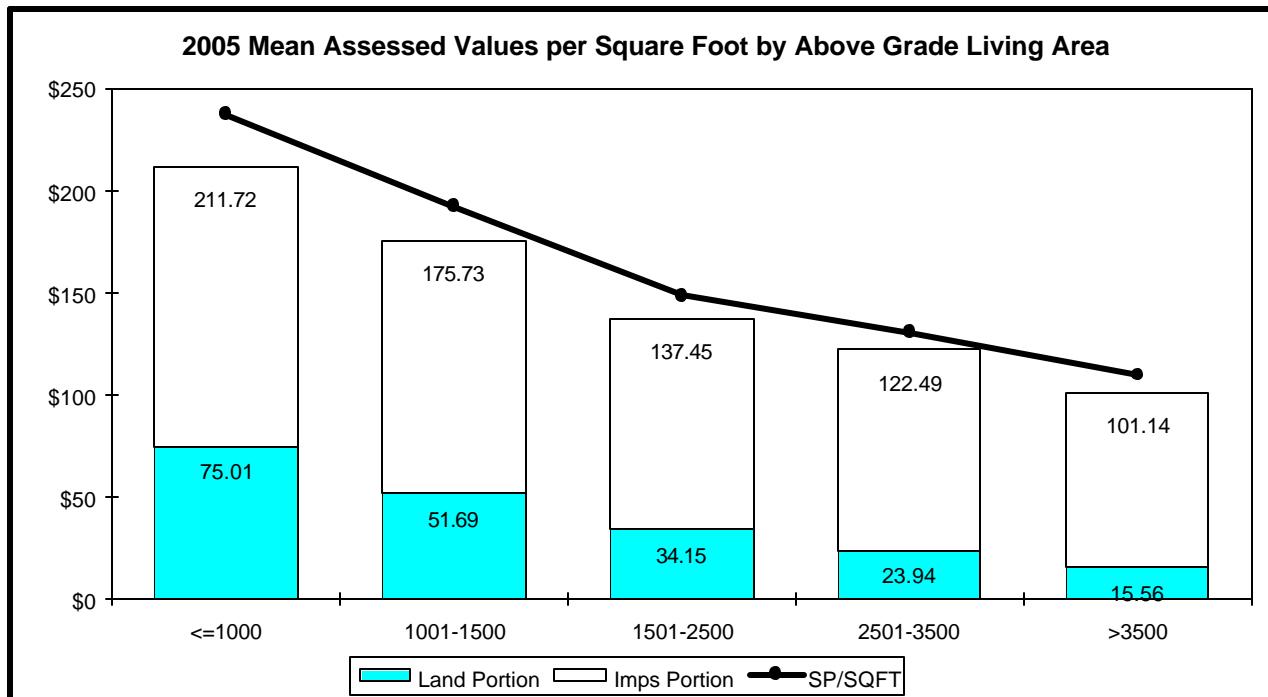
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



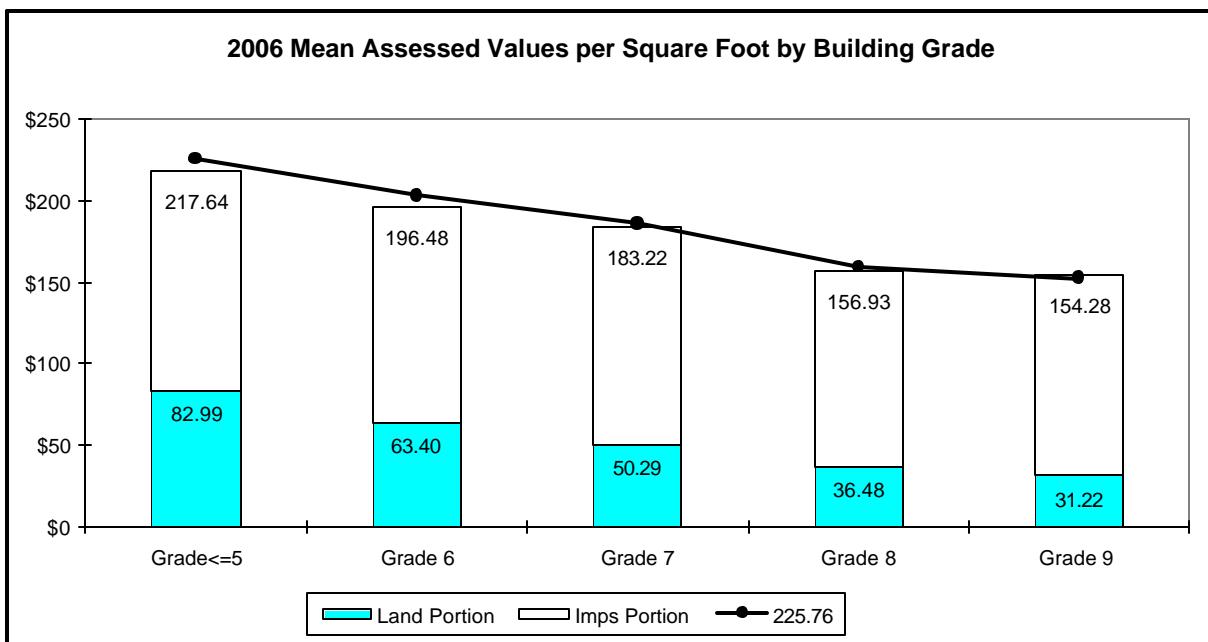
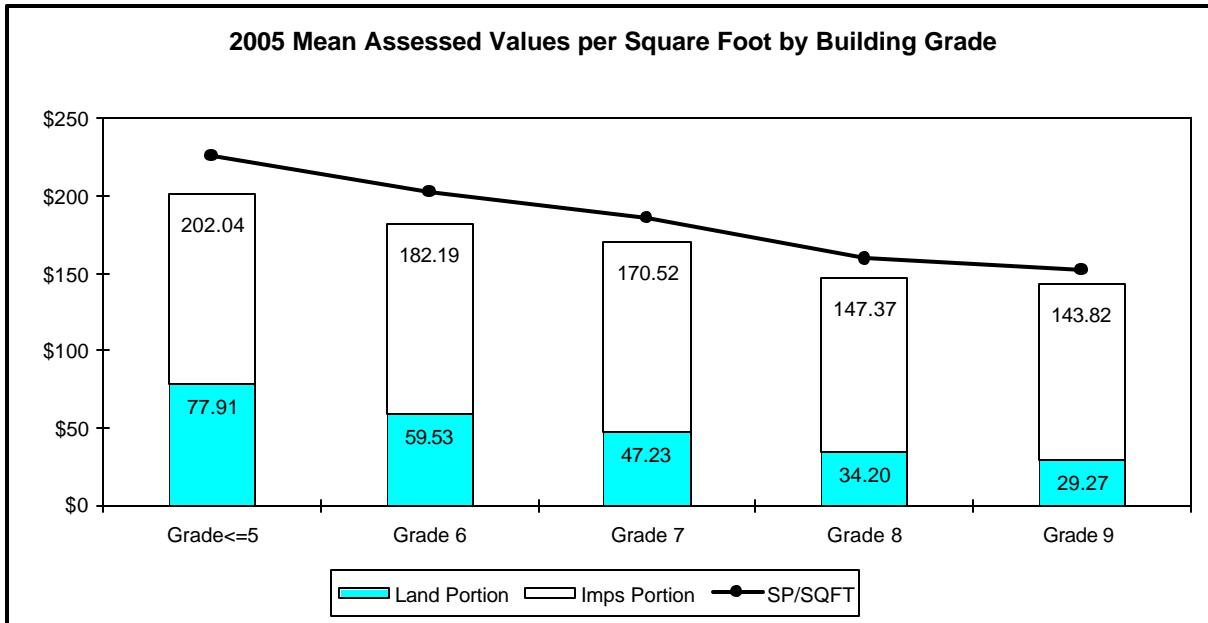
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

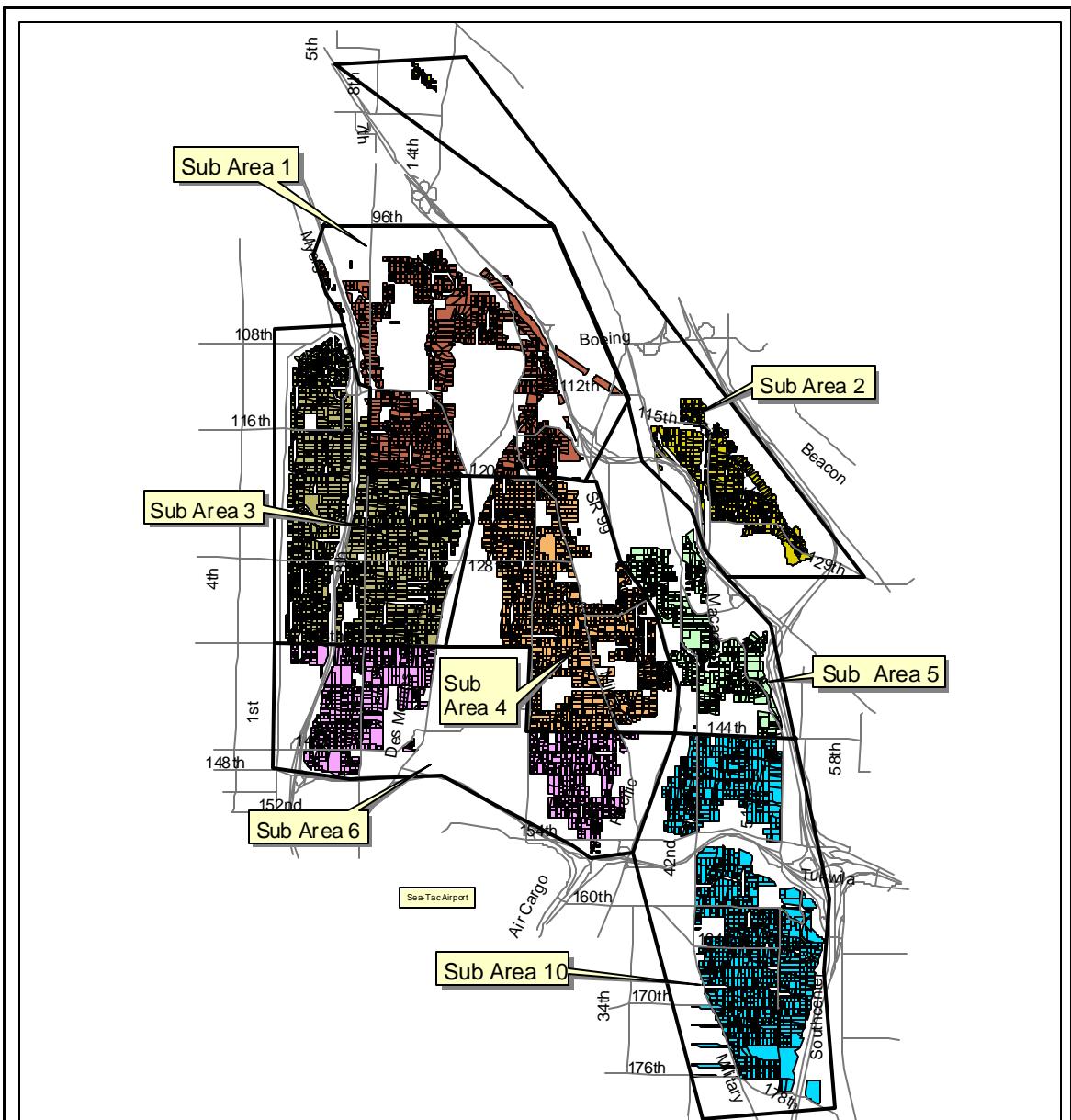


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**

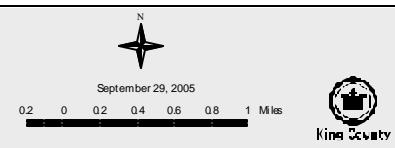


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 24 Boulevard/Riverton

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, about the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- ~ 24 main st.shp
- ~ Freeway 24 shp
- Area 24 Subshp
- 001
- 002
- 003
- 004
- 005
- 006
- 010

Annual Update Process

Personnel & Participation

The Annual Update report and analysis were produced by Janelle Weihl Appraiser II. The process and results were reviewed by Randy Raven District Senior Appraiser. The results were also reviewed by Debra Prins, Residential Division Director.

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **40** usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **6.5%** increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x **1.075**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1503** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located within the Foster Heights plat in sub area 10 are at a higher assessment. Parcels that have lot sizes larger than 15,000 square feet are at a lower assessment. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9364512 + 8.095306E-02 * \text{PlatFosterHeights} - 6.419074E-02 * \text{BigLot}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.079)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.079, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 24 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.79%

Plat Foster Heights	Yes
% Adjustment	-8.50%
Big Lot >15000	Yes
% Adjustment	7.86%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement located in the Foster Heights Plat would *approximately* receive a 1.71% downward adjustment (6.79%-8.50%). There are 16 parcels in the population that would receive this adjustment.

Parcels that have lot sizes over 15,000 square feet are at a lower assessment and would *approximately* receive a 14.65% upward adjustment (6.79%+7.86%). There are 1547 parcels in the population that would receive this adjustment.

This model corrects for these strata differences. There are no double adjustments.

80% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 24 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
261000	Foster Heights	12	16	75%	NE 22-23-4	11	8	2002	S. 146 th St & 51 st Av S.

Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=5	161	0.892	0.961	7.8%	0.939	0.983
6	529	0.901	0.973	8.0%	0.960	0.985
7	677	0.920	0.989	7.5%	0.978	0.999
8	122	0.925	0.984	6.4%	0.968	1.000
9	14	0.944	1.012	7.2%	0.947	1.077
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1930	112	0.900	0.978	8.7%	0.950	1.007
1931-1950	498	0.899	0.973	8.2%	0.960	0.986
1951-1960	339	0.895	0.964	7.7%	0.949	0.979
1961-1970	210	0.927	0.996	7.4%	0.978	1.014
1971-1990	76	0.944	1.013	7.3%	0.981	1.045
1991-2006	268	0.934	0.993	6.3%	0.980	1.006
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=Average	861	0.913	0.979	7.3%	0.970	0.988
Good	569	0.912	0.983	7.8%	0.971	0.994
Very Good	73	0.917	0.994	8.4%	0.960	1.028
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	1117	0.905	0.974	7.6%	0.966	0.983
1.5	162	0.901	0.979	8.7%	0.955	1.003
>=2	224	0.946	1.008	6.6%	0.994	1.022
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=1000	430	0.892	0.959	7.5%	0.946	0.973
1001-1500	690	0.913	0.983	7.7%	0.973	0.994
1501-2500	344	0.925	0.995	7.5%	0.981	1.008
2501-3500	38	0.940	1.000	6.4%	0.972	1.028
>3500	1	0.921	0.981	6.6%	N/A	N/A

Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

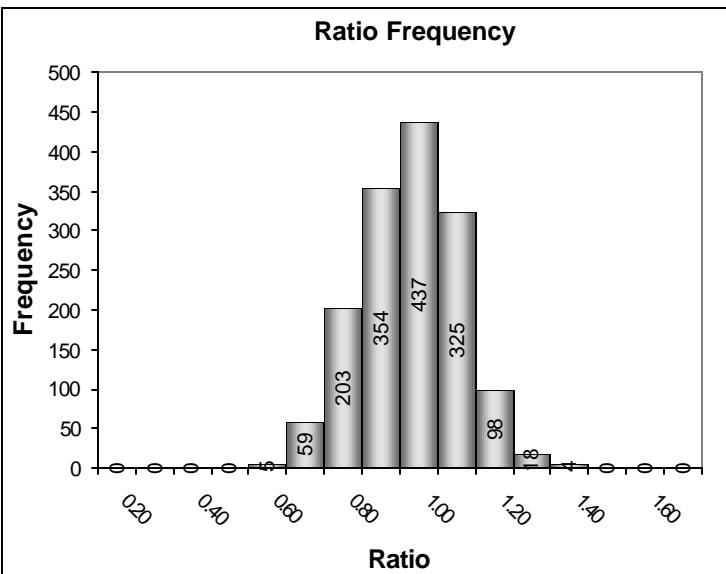
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1426	0.911	0.981	7.6%	0.974	0.988
Y	77	0.931	0.990	6.3%	0.962	1.017
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1498	0.912	0.981	7.5%	0.974	0.988
Y	5	1.022	1.145	12.0%	0.984	1.305
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	206	0.916	0.989	8.0%	0.970	1.008
2	78	0.938	1.005	7.1%	0.972	1.039
3	369	0.902	0.972	7.8%	0.958	0.986
4	322	0.916	0.983	7.4%	0.967	0.999
5	115	0.922	0.991	7.4%	0.968	1.013
6	171	0.926	0.997	7.7%	0.977	1.017
10	242	0.900	0.965	7.2%	0.949	0.981
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=8000	563	0.931	0.990	6.3%	0.979	1.000
8001-12000	588	0.919	0.980	6.5%	0.968	0.991
12001-16000	169	0.905	0.974	7.6%	0.951	0.996
16001-20000	74	0.840	0.961	14.4%	0.925	0.996
20001-30000	81	0.851	0.974	14.4%	0.940	1.008
30001-43559	15	0.851	0.973	14.4%	0.871	1.075
1-5AC	13	0.883	1.011	14.5%	0.913	1.108
Foster Heights Plat Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1491	0.911	0.981	7.7%	0.974	0.988
Y	12	1.015	0.996	-1.9%	0.964	1.028
Big Lot>15000 Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1298	0.923	0.982	6.4%	0.975	0.990
Y	205	0.852	0.975	14.4%	0.954	0.997

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: SW / Team-1	Lien Date: 01/01/2005	Date of Report: 3/2/2006	Sales Dates: 1/2003 - 12/2005
Area Boulevard/Riverton	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1503			
Mean Assessed Value	214,900		
Mean Sales Price	235,500		
Standard Deviation AV	47,686		
Standard Deviation SP	59,136		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.928		
Median Ratio	0.936		
Weighted Mean Ratio	0.913		
UNIFORMITY			
Lowest ratio	0.536		
Highest ratio:	1.329		
Coefficient of Dispersion	11.25%		
Standard Deviation	0.129		
Coefficient of Variation	13.94%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.924		
<i>Upper limit</i>	0.944		
95% Confidence: Mean			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	8036		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.129		
Recommended minimum:	27		
Actual sample size:	1503		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	727		
# ratios above mean:	776		
<i>Z:</i>	1.264		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



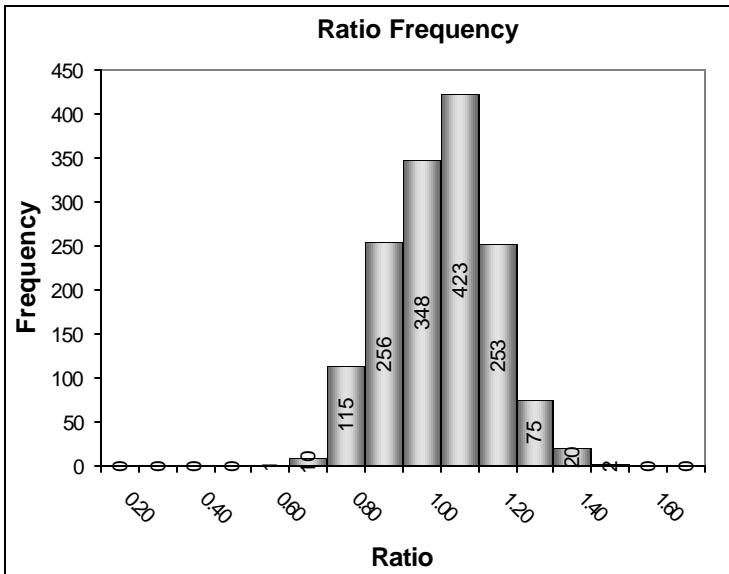
COMMENTS:

1 to 3 Unit Residences throughout area 24

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: SW / Team-1	Lien Date: 01/01/2006	Date of Report: 3/2/2006	Sales Dates: 1/2003 - 12/2005
Area Boulevard/Riverton	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1503			
Mean Assessed Value	231,100		
Mean Sales Price	235,500		
Standard Deviation AV	51,289		
Standard Deviation SP	59,136		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.005		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.571		
Highest ratio:	1.418		
Coefficient of Dispersion	11.05%		
Standard Deviation	0.137		
Coefficient of Variation	13.76%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.997		
<i>Upper limit</i>	1.014		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	8036		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.137		
Recommended minimum:	30		
Actual sample size:	1503		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	719		
# ratios above mean:	784		
<i>Z:</i>	1.677		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 24

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092304	9222	3/26/04	\$149,700	500	0	4	1942	4	5690	N	N	11263 ROSEBERG AV S
001	098500	0704	2/24/05	\$160,000	540	540	4	1947	3	6265	N	N	11655 GLENDALE WY S
001	042304	9069	10/28/03	\$158,000	640	0	4	1927	4	5520	N	N	1913 S 104TH ST
001	013300	0475	4/6/05	\$179,990	580	0	5	1951	4	5877	N	N	10128 16TH AV S
001	013300	0470	6/30/05	\$185,000	580	0	5	1951	3	33500	N	N	10124 16TH AV S
001	336140	1011	12/14/04	\$135,000	600	0	5	1943	3	6120	N	N	1212 S 116TH ST
001	336140	0825	11/16/05	\$149,950	630	0	5	1948	3	6120	N	N	1020 S 116TH ST
001	336140	0420	3/26/04	\$160,000	630	0	5	1952	3	18900	N	N	11424 14TH AV S
001	284320	0115	4/21/04	\$192,000	670	250	5	1954	4	8820	N	N	11030 ROSEBERG AV S
001	336140	1235	9/9/05	\$196,100	670	0	5	1928	4	10812	N	N	1228 S 117TH ST
001	042304	9121	7/20/05	\$157,400	730	0	5	1951	4	9800	N	N	1815 S 103RD ST
001	042304	9112	4/29/04	\$175,000	740	0	5	1939	3	25265	N	N	10661 22ND PL S
001	336140	0600	1/15/04	\$173,000	750	0	5	1952	3	9180	N	N	11431 12TH AV S
001	013300	0190	5/31/05	\$185,500	780	0	5	1928	4	5000	N	N	1403 S 101ST ST
001	535720	0040	11/9/05	\$198,500	790	0	5	1928	3	8400	N	N	10454 20TH AV S
001	092304	9452	5/26/04	\$181,793	820	0	5	1932	3	8736	N	N	2455 S 116TH WY
001	092304	9161	4/18/05	\$184,350	840	0	5	1915	4	12025	N	N	11802 25TH AV S
001	336140	0030	6/4/03	\$195,000	930	0	5	1948	3	26400	N	N	11400 8TH AV S
001	336140	0630	7/20/04	\$176,500	940	0	5	1954	3	6120	N	N	1022 S 115TH ST
001	336140	1530	8/19/03	\$170,000	1230	0	5	1918	5	7650	N	N	1027 S 117TH ST
001	336140	1855	11/1/05	\$285,000	1500	0	5	2003	3	19200	N	N	11726 12TH AV S
001	336140	2041	2/4/05	\$186,000	650	0	6	1942	3	8330	N	N	824 S 120TH ST
001	336140	2041	11/15/05	\$226,000	650	0	6	1942	3	8330	N	N	824 S 120TH ST
001	013300	0035	9/28/05	\$180,000	670	0	6	1930	3	12150	N	N	1226 S 101ST ST
001	092304	9221	8/3/04	\$160,000	700	0	6	1949	3	7452	N	N	11602 24TH AV S
001	336140	0296	4/19/05	\$227,000	710	0	6	1947	4	9600	N	N	11423 14TH AV S
001	013300	0385	8/17/04	\$185,000	720	0	6	1960	3	6850	N	N	1415 S 103RD ST
001	013300	0445	4/20/05	\$184,000	720	0	6	1951	3	17300	N	N	10224 16TH AV S
001	092304	9169	6/22/05	\$247,450	740	140	6	1939	4	9240	N	N	11420 ROSEBERG AV S
001	336140	1914	11/23/05	\$243,000	740	0	6	1941	4	17400	N	N	11802 10TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	336140	1820	12/7/05	\$228,000	780	100	6	1943	3	10134	N	N	11651 16TH AV S
001	092304	9209	3/18/03	\$184,950	790	140	6	1942	4	8100	N	N	2416 S 118TH ST
001	092304	9209	8/3/05	\$230,000	790	140	6	1942	4	8100	N	N	2416 S 118TH ST
001	336140	0225	5/29/03	\$221,500	810	250	6	1928	4	38400	N	N	11403 12TH AV S
001	336140	1832	8/27/03	\$175,750	820	0	6	1951	4	18557	N	N	11625 16TH AV S
001	896180	0035	6/27/03	\$182,500	830	360	6	1941	3	7408	N	N	10428 18TH AV S
001	530020	0015	8/26/05	\$243,950	840	0	6	1952	4	10800	N	N	1020 S 101ST ST
001	336140	0295	12/6/05	\$385,000	840	0	6	1926	4	19200	N	N	11415 14TH AV S
001	092304	9164	11/5/03	\$180,000	890	0	6	1937	4	8100	N	N	2405 S 118TH ST
001	079700	0125	8/28/03	\$169,500	910	0	6	1966	3	8330	N	N	11122 8TH PL S
001	725820	0045	5/21/04	\$199,000	920	0	6	1936	4	8600	N	N	1423 S 99TH ST
001	031600	0165	4/15/03	\$164,000	930	350	6	1941	3	7559	N	N	10871 26TH AV S
001	031600	0135	9/1/04	\$198,500	930	0	6	1942	4	7175	N	N	10827 26TH AV S
001	896180	0295	8/5/05	\$207,000	930	0	6	1937	2	7408	N	N	10434 19TH AV S
001	092304	9388	8/27/03	\$165,000	960	0	6	1963	4	5000	N	N	2319 S 116TH PL
001	336140	1842	8/1/04	\$195,695	960	0	6	1955	3	8293	N	N	11617 16TH AV S
001	042304	9045	2/22/05	\$265,000	970	220	6	1937	3	27720	N	N	10604 22ND PL S
001	013300	0375	5/10/05	\$224,950	970	0	6	1943	4	10900	N	N	1429 S 103RD ST
001	861480	0030	5/21/04	\$170,000	980	630	6	1941	4	7800	N	N	10638 20TH AV S
001	042304	9072	10/13/04	\$184,500	990	0	6	1933	3	21300	N	N	10626 22ND PL S
001	896180	0270	12/10/03	\$224,900	990	650	6	1941	4	7406	N	N	10611 20TH AV S
001	079700	0335	11/18/03	\$227,500	990	660	6	1941	4	16000	N	N	10841 8TH AV S
001	336140	0280	12/18/03	\$229,950	1000	720	6	1949	4	9600	N	N	11252 12TH AV S
001	535720	0035	9/9/05	\$175,000	1030	300	6	1950	3	11900	N	N	10446 20TH AV S
001	336140	0446	11/8/05	\$325,000	1040	100	6	1943	4	17600	N	N	11441 GLENDALE WY S
001	336140	1813	7/28/03	\$218,000	1070	860	6	1943	3	15469	N	N	11657 16TH AV S
001	336140	1813	6/27/05	\$245,000	1070	860	6	1943	3	15469	N	N	11657 16TH AV S
001	662040	0770	12/4/03	\$164,000	1080	0	6	1976	3	6600	N	N	10132 MYERS WY S
001	092304	9163	6/27/05	\$244,950	1090	0	6	1997	3	10000	N	N	11852 24TH AV S
001	336140	1750	8/16/04	\$200,000	1110	0	6	1949	3	24490	N	N	11834 14TH AV S
001	896180	0145	6/27/05	\$205,000	1110	0	6	1942	4	7403	N	N	10630 18TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	336140	1025	9/26/05	\$232,000	1130	0	6	1952	4	8160	N	N	1216 S 116TH ST
001	031600	0015	10/10/05	\$180,000	1150	1150	6	1984	3	8791	N	N	11021 ROSEBERG AV S
001	336140	2045	8/24/04	\$238,000	1200	0	6	1951	4	23154	N	N	11841 10TH AV S
001	052304	9158	4/23/04	\$160,000	1220	0	6	1942	3	13500	N	N	10218 AQUA WY S
001	336140	1880	2/13/03	\$175,000	1270	0	6	1969	3	19200	N	N	11825 14TH AV S
001	098600	0026	11/6/03	\$240,000	1270	530	6	1938	4	17758	N	N	10856 DES MOINES MEMORIAL DR S
001	336140	1880	11/29/05	\$276,000	1270	0	6	1969	3	19200	N	N	11825 14TH AV S
001	896180	0070	6/6/05	\$240,000	1310	0	6	1951	4	7406	N	N	10453 19TH AV S
001	013300	0494	7/28/04	\$205,000	1320	120	6	1929	3	9150	N	N	10106 16TH AV S
001	098500	0724	9/14/05	\$279,000	1320	520	6	1946	4	9900	N	N	11821 GLENDALE WY S
001	896180	0180	7/17/03	\$179,000	1370	0	6	1951	4	7404	N	N	10625 19TH AV S
001	336140	0092	10/18/05	\$167,800	1380	0	6	1938	3	17500	N	N	11219 10TH AV S
001	336140	1785	4/20/04	\$175,000	1380	220	6	1943	2	9600	N	N	11841 16TH AV S
001	336140	0092	11/25/03	\$200,000	1380	0	6	1938	3	17500	N	N	11219 10TH AV S
001	336140	0665	4/26/05	\$221,000	1390	0	6	1913	5	6120	N	N	1004 S 115TH ST
001	336140	0398	10/6/05	\$234,500	1400	0	6	1928	4	10150	N	N	11260 14TH AV S
001	031600	0120	11/16/04	\$232,635	1400	0	6	1946	4	7161	N	N	10811 26TH AV S
001	336140	1715	1/23/03	\$209,000	1470	0	6	1937	4	9720	N	N	1407 S 116TH ST
001	013300	0145	3/24/05	\$225,000	1490	0	6	1929	3	11970	N	N	10107 16TH AV S
001	042304	9165	12/22/03	\$192,000	1510	0	6	1958	4	9148	N	N	10440 DES MOINES MEMORIAL DR S
001	336140	0175	10/21/03	\$263,000	1550	1210	6	1928	5	22050	N	N	1011 S 112TH ST
001	013300	0320	9/29/05	\$255,000	1560	340	6	1933	3	14645	Y	N	10138 14TH AV S
001	013300	0519	10/17/03	\$195,000	1610	100	6	1946	3	10000	N	N	10040 16TH AV S
001	013300	0095	10/26/05	\$350,000	1750	1220	6	1926	5	12000	N	N	1402 S 101ST ST
001	098500	0722	8/21/03	\$220,000	1840	360	6	1947	4	7700	N	N	11810 16TH AV S
001	098500	0722	6/16/05	\$247,000	1840	360	6	1947	4	7700	N	N	11810 16TH AV S
001	013300	0518	5/12/04	\$275,000	1980	0	6	1943	4	16337	N	N	10039 DES MOINES MEMORIAL DR S
001	336140	0455	12/2/04	\$264,000	850	480	7	1989	3	12996	N	N	11419 GLENDALE WY S
001	424540	0045	2/11/05	\$255,000	870	440	7	1954	4	18400	N	N	2247 S 111TH PL
001	278840	0075	6/17/05	\$284,000	900	640	7	1960	3	9350	N	N	10254 12TH AV S
001	336140	0360	1/20/05	\$195,000	960	200	7	1942	4	12230	N	N	11244 GLENDALE WY S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092304	9118	6/21/04	\$232,500	960	420	7	1957	3	9540	N	N	11612 25TH AV S
001	336140	0905	10/23/03	\$174,000	970	0	7	1966	4	5100	N	N	1251 S 115TH ST
001	336140	1675	5/23/05	\$265,000	980	500	7	1959	4	6120	N	N	1221 S 117TH ST
001	092304	9176	9/10/03	\$180,000	1010	0	7	1956	4	7500	N	N	2327 S 116TH PL
001	424540	0030	4/13/05	\$265,000	1010	620	7	1954	3	10790	N	N	2234 S 111TH PL
001	336140	1978	10/21/04	\$267,200	1010	430	7	1961	3	8260	N	N	829 S 116TH ST
001	896180	0195	11/17/04	\$227,000	1030	220	7	1940	4	8640	N	N	10603 19TH AV S
001	896180	0195	6/9/05	\$230,000	1030	220	7	1940	4	8640	N	N	10603 19TH AV S
001	278840	0290	8/4/05	\$265,000	1040	560	7	1961	3	7700	N	N	10244 9TH AV S
001	278840	0270	7/19/05	\$278,000	1040	890	7	1961	3	7700	N	N	10241 10TH AV S
001	336140	1717	12/30/03	\$217,000	1050	0	7	1959	4	6480	N	N	11604 14TH AV S
001	079700	0272	7/10/03	\$217,500	1050	420	7	1961	3	10400	N	N	10439 8TH AV S
001	336140	0440	1/21/05	\$245,000	1050	600	7	1949	4	16280	N	N	1434 S 116TH ST
001	278840	0315	4/23/03	\$214,000	1060	340	7	1961	4	9460	N	N	10204 9TH AV S
001	092304	9426	9/1/04	\$255,000	1060	1060	7	1961	4	8715	N	N	2216 S 120TH ST
001	278840	0306	2/17/04	\$239,950	1060	560	7	1961	3	7700	N	N	10220 9TH AV S
001	336140	2011	9/27/05	\$325,000	1060	600	7	1957	3	19200	N	N	11730 8TH AV S
001	336140	1845	5/18/04	\$177,000	1070	0	7	1960	3	7452	N	N	11605 GLENDALE WY S
001	336140	0650	7/20/04	\$230,000	1070	600	7	1959	4	9180	N	N	1014 S 115TH ST
001	278840	0250	3/8/04	\$239,950	1070	240	7	1961	4	7700	N	N	10209 10TH AV S
001	896180	0350	7/14/05	\$239,000	1070	0	7	1967	3	6532	N	N	10417 20TH AV S
001	336140	2000	11/11/04	\$259,950	1070	540	7	1969	3	9600	N	N	11720 8TH AV S
001	092304	9215	3/1/05	\$265,000	1080	510	7	1949	3	12199	N	N	2104 S 120TH ST
001	530020	0055	2/23/05	\$180,000	1090	0	7	1954	3	10080	N	N	1006 S 102ND ST
001	278850	0010	6/12/03	\$196,400	1100	800	7	1961	3	8710	N	N	10803 14TH AV S
001	336140	0365	5/4/05	\$259,950	1100	860	7	1954	3	10260	N	N	11246 GLENDALE WY S
001	042304	9077	3/18/05	\$264,000	1100	790	7	1939	3	11200	N	N	1827 S 103RD ST
001	092304	9173	9/16/04	\$185,000	1110	1110	7	1978	3	8723	N	N	2130 S 118TH ST
001	092304	9166	5/5/04	\$228,000	1110	700	7	1964	4	6891	N	N	11615 25TH AV S
001	013300	0030	10/21/04	\$236,990	1110	0	7	1937	5	8000	N	N	10001 14TH AV S
001	336140	0240	1/23/04	\$241,000	1110	1110	7	1955	3	19200	N	N	11227 12TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	336140	1874	7/15/03	\$213,000	1120	590	7	1966	3	14813	N	N	11841 14TH AV S
001	278840	0076	12/20/05	\$269,500	1120	420	7	1960	3	7700	N	N	10246 12TH AV S
001	092304	9019	6/11/04	\$199,950	1130	0	7	1955	3	8100	N	N	11611 MILITARY RD S
001	042304	9062	9/10/04	\$238,500	1140	100	7	1965	4	25700	N	N	10618 22ND PL S
001	278850	0080	3/30/04	\$238,000	1140	600	7	1961	4	8142	N	N	10853 14TH AV S
001	098600	0052	9/2/03	\$209,950	1150	190	7	1948	4	23200	Y	N	10810 DES MOINES MEMORIAL DR S
001	896180	0090	6/19/03	\$215,000	1150	370	7	1977	3	7409	N	N	10423 19TH AV S
001	098600	0052	9/2/05	\$320,000	1150	190	7	1948	4	23200	Y	N	10810 DES MOINES MEMORIAL DR S
001	092304	9363	2/24/03	\$208,250	1160	490	7	1964	4	8600	N	N	11233 ROSEBERG AV S
001	427060	0035	4/24/04	\$221,900	1160	1060	7	1956	3	8425	N	N	10428 AQUA WY S
001	338811	0270	7/27/05	\$295,000	1170	1100	7	1968	4	7175	N	N	11852 11TH AV S
001	042304	9108	7/28/05	\$219,700	1180	1180	7	1946	4	15000	N	N	10445 18TH AV S
001	092304	9418	2/9/05	\$222,500	1190	300	7	1952	3	9000	N	N	2216 S 117TH ST
001	739880	0020	3/25/05	\$249,000	1200	0	7	1956	4	9762	N	N	11851 25TH AV S
001	739880	0045	12/21/04	\$241,000	1200	0	7	1956	3	10224	N	N	11840 25TH AV S
001	098500	0752	7/21/05	\$268,000	1210	0	7	1995	3	11384	N	N	11848 16TH AV S
001	336140	0055	7/25/05	\$243,000	1220	560	7	1964	3	7900	N	N	11450 8TH AV S
001	278700	0005	9/17/04	\$215,000	1230	0	7	1952	3	43560	N	N	10619 16TH AV S
001	336140	1979	3/11/05	\$174,000	1250	0	7	1964	3	8125	N	N	817 S 116TH ST
001	092304	9219	2/3/03	\$259,950	1250	750	7	2002	3	6883	N	N	11637 25TH AV S
001	336140	1738	3/31/04	\$205,000	1260	0	7	1961	3	8576	N	N	11724 14TH AV S
001	562420	0697	11/9/05	\$267,500	1260	480	7	1966	3	10800	N	N	1006 S 101ST ST
001	338811	0290	9/18/03	\$224,000	1290	710	7	1967	4	8060	N	N	11840 11TH AV S
001	092304	9352	12/16/03	\$207,500	1290	0	7	1955	4	8277	N	N	11619 MILITARY RD S
001	031600	0090	5/27/04	\$209,975	1300	350	7	1964	3	7801	N	N	10826 ROSEBERG AV S
001	092304	9516	4/18/03	\$260,000	1300	770	7	2002	3	6885	N	N	11633 25TH AV S
001	336140	1721	7/22/04	\$202,000	1300	0	7	1962	3	8370	N	N	11616 14TH AV S
001	336140	1847	7/14/03	\$300,000	1300	1300	7	1963	3	12420	N	N	1435 S 116TH ST
001	042304	9093	3/19/03	\$190,000	1320	800	7	1940	3	11200	N	N	1821 S 103RD ST
001	031600	0010	3/10/04	\$245,000	1320	400	7	1966	3	8467	N	N	11031 ROSEBERG AV S
001	031600	0010	7/28/05	\$275,000	1320	400	7	1966	3	8467	N	N	11031 ROSEBERG AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092304	9338	4/21/05	\$265,000	1320	870	7	1952	3	8385	N	N	2523 S 118TH ST
001	920000	0005	12/13/05	\$269,950	1320	0	7	1952	4	16500	N	N	11814 12TH AV S
001	098600	0040	7/7/03	\$217,450	1340	1340	7	1959	3	16000	N	N	10832 DES MOINES MEMORIAL DR S
001	042304	9154	12/29/04	\$265,000	1340	800	7	1960	4	9360	N	N	1803 S 103RD ST
001	092304	9347	8/19/04	\$265,000	1340	900	7	1952	3	9030	N	N	2515 S 118TH ST
001	336140	1761	7/20/04	\$205,500	1350	0	7	1958	3	9074	N	N	1420 S 120TH ST
001	739880	0035	6/4/04	\$220,000	1360	0	7	1956	3	9392	N	N	11827 25TH AV S
001	042304	9076	7/25/03	\$181,000	1370	0	7	1939	3	12600	N	N	1818 S 104TH ST
001	278700	0111	12/29/05	\$280,000	1370	300	7	1950	4	10400	N	N	10458 16TH AV S
001	562420	0709	10/22/04	\$319,600	1370	690	7	1993	3	5700	N	N	1102 S 101ST ST
001	424540	0065	5/6/03	\$182,000	1390	0	7	1955	3	11550	N	N	2223 S 111TH PL
001	278820	0085	5/16/03	\$215,000	1390	0	7	1958	4	10200	N	N	10551 14TH AV S
001	278820	0135	4/5/04	\$218,000	1400	0	7	1955	4	9440	N	N	10419 14TH AV S
001	530020	0050	6/22/03	\$260,000	1400	830	7	1968	3	10160	N	N	1010 S 102ND ST
001	278840	0065	4/6/04	\$240,000	1400	0	7	1958	3	8800	N	N	10245 13TH AV S
001	336140	1886	3/10/03	\$209,000	1410	0	7	1959	3	14000	N	N	11819 14TH AV S
001	336140	1262	10/9/03	\$193,900	1420	0	7	1961	3	7242	N	N	1246 S 117TH ST
001	013300	0335	7/9/04	\$247,000	1420	1050	7	1962	3	7575	N	N	1412 S 103RD ST
001	896180	0300	7/7/04	\$242,000	1430	690	7	1964	3	7407	N	N	10440 19TH AV S
001	042304	9085	9/16/04	\$254,000	1440	770	7	1940	4	22566	N	N	10403 18TH AV S
001	092304	9272	1/12/04	\$240,000	1440	0	7	1946	2	11160	N	N	2100 S 120TH ST
001	535720	0081	9/29/03	\$256,500	1470	340	7	1938	5	12700	N	N	2032 S 108TH ST
001	092304	9183	3/30/04	\$219,500	1490	300	7	1945	4	6900	N	N	2200 S 118TH ST
001	092304	9183	11/14/05	\$262,000	1490	300	7	1945	4	6900	N	N	2200 S 118TH ST
001	278700	0170	7/22/05	\$249,950	1520	0	7	1947	4	9600	N	N	1621 S 106TH PL
001	278940	0030	5/20/04	\$310,000	1530	1260	7	1998	3	15000	N	N	11004 14TH AV S
001	098500	0708	12/23/03	\$244,950	1540	1680	7	1950	3	8700	N	N	11658 16TH AV S
001	092304	9386	3/7/05	\$242,700	1560	0	7	1955	4	7021	N	N	2057 S 116TH ST
001	278820	0150	3/30/04	\$223,500	1590	0	7	1956	4	11320	N	N	1330 S 104TH ST
001	278900	0070	3/11/03	\$250,000	1620	1020	7	1963	3	7350	N	N	833 S 105TH ST
001	092304	9354	4/12/04	\$220,000	1680	0	7	1954	3	8855	N	N	2002 S 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092304	9356	8/18/04	\$280,000	1720	0	7	1956	3	7700	N	N	2014 S 120TH ST
001	336140	0252	6/22/03	\$180,000	1750	0	7	1955	3	7966	N	N	1055 S 112TH ST
001	530020	0030	11/20/03	\$245,000	1760	0	7	1984	4	7800	N	N	10114 11TH AV S
001	278840	0055	4/22/03	\$215,000	1790	0	7	1958	3	8800	N	N	10229 13TH AV S
001	278840	0055	8/23/05	\$250,000	1790	0	7	1958	3	8800	N	N	10229 13TH AV S
001	013300	0362	12/21/04	\$255,000	1800	0	7	1965	3	11352	N	N	10141 15TH AV S
001	336140	0660	8/29/03	\$226,950	1830	0	7	2003	3	4080	N	N	1008 S 115TH ST
001	336140	1854	6/23/04	\$198,000	1900	0	7	1961	3	12800	N	N	11720 12TH AV S
001	092304	9374	9/9/05	\$290,000	1940	0	7	1955	4	6500	N	N	2324 S 117TH ST
001	739880	0030	11/17/05	\$265,000	2000	0	7	1956	3	9392	N	N	11835 25TH AV S
001	278820	0010	11/18/04	\$248,000	2110	0	7	1955	4	10030	N	N	11057 14TH AV S
001	042304	9019	10/7/05	\$389,950	2130	1630	7	1999	3	12000	N	N	1922 S 104TH ST
001	098600	0053	2/24/05	\$287,950	2240	0	7	2005	3	8366	N	N	10803 ROSEBERG AV S
001	098600	0054	2/24/05	\$287,950	2240	0	7	2005	3	8125	N	N	10809 ROSEBERG AV S
001	098600	0049	12/28/04	\$289,950	2240	0	7	2005	3	11700	Y	N	2249 S 108TH ST
001	098600	0048	12/3/04	\$303,879	2240	0	7	2005	3	11700	Y	N	2243 S 108TH ST
001	896180	0335	5/4/05	\$256,000	1170	900	8	1953	3	7407	N	N	10441 20TH AV S
001	013300	0452	7/26/04	\$260,000	1420	710	8	1955	4	42500	N	N	10150 15TH AV S
001	278840	0330	7/15/04	\$263,400	1470	110	8	1961	3	7840	N	N	10227 9TH AV S
001	278900	0020	11/18/03	\$349,950	1630	1350	8	1963	4	7742	N	N	10416 9TH AV S
001	535720	0080	12/1/05	\$402,000	1980	50	8	1929	4	31129	N	N	10659 DES MOINES MEMORIAL DR S
002	335140	0815	4/27/05	\$111,250	540	0	4	1947	3	2500	N	N	11412 40TH AV S
002	335140	0620	4/27/05	\$106,000	540	0	4	1947	2	2000	N	N	4002 S 115TH ST
002	218500	0505	3/23/04	\$200,000	770	0	4	1940	4	6324	N	Y	1202 S SOUTHERN ST
002	017900	0100	7/14/04	\$136,975	600	0	5	1922	2	4854	N	N	12258 42ND AV S
002	073300	0135	7/14/05	\$280,000	650	0	5	1942	3	14945	N	N	3811 S 116TH ST
002	218500	0655	10/25/04	\$150,000	690	170	5	1919	3	3168	N	N	1049 S SOUTHERN ST
002	017900	1090	9/13/04	\$145,000	700	0	5	1930	4	6000	N	N	12211 47TH AV S
002	334740	0991	8/3/05	\$243,750	700	0	5	1943	3	13800	N	N	11829 44TH PL S
002	017900	1160	7/8/04	\$169,500	750	0	5	1942	5	4500	N	N	12226 47TH AV S
002	017900	1355	3/30/05	\$184,300	750	0	5	1943	4	4500	N	N	12212 48TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	218500	0815	3/20/03	\$157,500	800	0	5	1908	3	5000	Y	N	1217 S SOUTHERN ST
002	218500	0520	4/17/03	\$200,000	800	0	5	1997	3	2250	Y	Y	8108 12TH AV S
002	218500	0645	10/27/04	\$160,000	820	0	5	1919	3	2976	N	N	1051 S SOUTHERN ST
002	334740	1325	6/1/05	\$226,500	840	0	5	1943	4	7952	N	N	11806 44TH AV S
002	017900	0975	10/26/04	\$160,000	900	0	5	1934	5	4500	N	N	12252 46TH AV S
002	334740	0140	8/24/04	\$159,950	940	140	5	1922	4	10400	N	N	11620 42ND AV S
002	017900	1545	3/3/05	\$193,000	1040	0	5	2001	3	6000	N	N	12219 49TH AV S
002	734060	0282	3/29/05	\$216,300	1050	0	5	1918	5	9741	N	N	3909 S 117TH ST
002	334740	0505	4/29/04	\$190,000	1100	0	5	1984	3	12500	N	N	11847 44TH AV S
002	334740	1310	4/18/05	\$213,000	1100	0	5	1952	2	6830	N	N	11857 44TH PL S
002	017900	3115	10/6/05	\$230,000	1120	0	5	1925	3	10000	N	N	4811 S 124TH ST
002	334740	0265	8/27/03	\$192,000	1200	0	5	1906	4	22555	N	N	11854 42ND AV S
002	218500	0785	3/12/04	\$190,000	1290	120	5	1910	3	5000	N	N	1207 S SOUTHERN ST
002	017900	1620	5/7/04	\$159,000	1510	0	5	1943	3	9000	N	N	12236 49TH AV S
002	017900	0290	10/3/05	\$310,000	1740	0	5	1942	4	6000	N	N	12248 43RD AV S
002	017900	0615	9/23/03	\$140,000	690	0	6	1956	3	6000	N	N	12235 45TH AV S
002	334740	0355	6/18/03	\$150,000	730	0	6	1946	3	4594	N	N	4202 S 122ND ST
002	017900	0161	10/7/05	\$157,500	730	0	6	1942	2	4500	N	N	12235 43RD AV S
002	334740	0168	10/6/05	\$230,000	850	160	6	1907	5	9600	N	N	11642 42ND AV S
002	335140	0485	12/20/04	\$165,000	880	0	6	1940	3	4160	Y	N	4010 S 114TH ST
002	017900	1800	4/14/04	\$163,950	890	0	6	1979	3	6000	N	N	12243 51ST PL S
002	218500	0795	1/29/03	\$174,500	920	120	6	1960	4	5000	N	N	1211 S SOUTHERN ST
002	017900	1785	4/19/04	\$170,000	960	0	6	1950	4	8481	N	N	12233 51ST PL S
002	218500	0755	2/19/04	\$194,000	1050	1050	6	1910	4	9800	N	N	1202 S ROSE ST
002	334740	0335	5/15/03	\$153,000	1080	0	6	1918	4	9000	N	N	12054 42ND AV S
002	734060	0022	9/30/03	\$218,000	1120	0	6	1934	3	16600	Y	Y	11928 INTERURBAN AV S
002	017900	1045	7/31/03	\$194,000	1190	0	6	2001	3	3000	N	N	12229 47TH AV S
002	017900	1042	10/14/05	\$250,000	1190	0	6	2001	3	3000	N	N	12235 47TH AV S
002	334740	0255	9/30/03	\$205,000	1470	0	6	1907	3	22995	N	N	11850 42ND AV S
002	017900	1065	6/20/05	\$249,000	1470	0	6	1952	3	9000	N	N	12219 47TH AV S
002	017900	0070	8/25/03	\$219,500	1570	0	6	1905	5	8304	N	N	12238 42ND AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	017900	0140	3/5/03	\$187,500	1600	0	6	1924	5	4000	N	N	12253 43RD AV S
002	334740	1415	3/8/04	\$188,000	1730	0	6	1948	4	7200	N	N	4604 S 122ND ST
002	734060	0120	5/15/04	\$200,000	1910	0	6	1950	2	9500	N	N	11702 40TH AV S
002	017900	0525	6/9/04	\$198,000	2390	0	6	1942	3	6000	N	N	12242 44TH AV S
002	734060	0165	3/29/04	\$246,000	1290	0	7	1941	3	21340	N	Y	11540 40TH AV S
002	017900	0142	1/30/03	\$270,000	1330	930	7	2002	3	5000	N	N	12267 43RD AV S
002	334740	1250	8/25/05	\$286,500	1380	0	7	1999	3	10213	N	N	12027 46TH AV S
002	017900	0144	2/4/03	\$265,000	1410	950	7	2002	3	5000	N	N	12275 43RD AV S
002	017900	0835	6/2/05	\$269,500	1434	0	7	2000	3	3000	N	N	12235 46TH AV S
002	017900	0195	12/21/04	\$260,000	1580	0	7	2001	3	3000	N	N	12225 43RD AV S
002	017900	0880	5/22/03	\$229,900	1630	0	7	2003	3	3000	N	N	12203 46TH AV S
002	017900	0240	5/29/03	\$229,000	1680	0	7	2003	3	3000	N	N	12212 43RD AV S
002	017900	0245	5/29/03	\$229,900	1680	0	7	2003	3	3000	N	N	12214 43RD AV S
002	017900	0250	6/13/03	\$229,900	1680	0	7	2003	3	3000	N	N	12216 43RD AV S
002	017900	0310	5/12/04	\$240,000	1680	0	7	2003	3	3000	N	N	12236 43RD AV S
002	017900	0309	4/28/04	\$238,000	1680	0	7	2003	3	3000	N	N	12234 43RD AV S
002	017900	0308	4/26/04	\$240,000	1680	0	7	2003	3	3000	N	N	12232 43RD AV S
002	334740	0115	6/26/03	\$222,000	1730	0	7	2000	3	2900	N	N	4225 S 116TH ST
002	017900	0530	2/1/05	\$260,000	1730	0	7	2005	3	3000	N	N	12246 44TH AV S
002	017900	0885	7/15/03	\$225,000	1750	0	7	2003	3	3000	N	N	12201 46TH AV S
002	334740	0040	5/3/05	\$279,000	1760	0	7	2005	3	2942	N	N	4222 S 116TH ST
002	334740	0030	4/27/05	\$279,950	1760	0	7	2005	3	2942	N	N	4218 S 116TH ST
002	334740	0035	5/24/05	\$279,950	1760	0	7	2005	3	2942	N	N	4220 S 116TH ST
002	334740	0025	3/3/05	\$277,000	1760	0	7	2005	3	2942	N	N	4216 S 116TH ST
002	017900	0480	6/14/04	\$260,000	1770	0	7	2002	3	3000	N	N	12222 44TH AV S
002	017900	2845	1/20/04	\$297,000	1780	0	7	1957	4	18700	Y	Y	12507 50TH PL S
002	017900	0715	3/10/05	\$260,000	1780	0	7	2005	3	3000	N	N	12220 45TH AV S
002	017900	0710	3/14/05	\$260,000	1780	0	7	2005	3	3000	N	N	12218 45TH AV S
002	017900	0720	3/10/05	\$265,000	1780	0	7	2005	3	3000	N	N	12222 45TH AV S
002	017900	0725	3/10/05	\$265,000	1780	0	7	2005	3	3000	N	N	12224 45TH AV S
002	334740	1290	8/17/05	\$350,000	1780	0	7	1999	3	8687	N	N	12001 46TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	017900	1275	11/26/03	\$226,000	1860	0	7	2003	3	3000	N	N	12233 48TH AV S
002	017900	1250	2/12/04	\$280,000	2200	0	7	2000	3	4000	N	N	12259 48TH AV S
002	334740	0715	10/29/04	\$290,000	2440	0	7	2000	3	9200	N	N	4420 S 118TH ST
002	073300	0125	8/8/05	\$380,000	2550	0	8	2005	3	9368	N	N	3545 S 116TH ST
002	073300	0130	8/1/05	\$410,000	2550	0	8	2005	3	7913	N	N	3555 S 116TH ST
002	073300	0131	7/25/05	\$379,900	2554	0	8	2005	3	6799	N	N	3565 S 116TH ST
003	144640	3465	9/15/04	\$125,000	490	0	4	1943	3	6600	N	N	13437 7TH AV S
003	144640	1155	1/13/04	\$124,338	550	0	4	1952	3	6743	N	N	214 S 132ND ST
003	801860	0533	9/27/05	\$130,000	810	0	4	1925	4	5917	N	N	12403 14TH AV S
003	801920	1062	7/20/04	\$149,950	550	0	5	1961	3	8400	N	N	12058 8TH AV S
003	079500	0760	7/22/04	\$169,950	580	0	5	1949	4	5500	N	N	11012 3RD AV S
003	144640	1190	6/22/04	\$129,000	620	0	5	1963	3	6600	N	N	13015 3RD AV S
003	144640	2340	12/21/05	\$163,000	620	0	5	1942	4	9608	N	N	13230 4TH AV S
003	801860	0370	11/10/05	\$180,000	620	590	5	1926	4	10150	N	N	12605 16TH AV S
003	144640	1700	1/7/05	\$176,000	700	0	5	1947	4	9871	N	N	13433 4TH AV S
003	172304	9204	1/10/05	\$210,000	700	0	5	1937	4	22936	N	N	13115 12TH AV S
003	144640	2050	4/3/03	\$144,250	710	0	5	1946	4	6650	N	N	12809 4TH AV S
003	011100	0185	5/11/05	\$285,000	740	0	5	1937	4	22125	N	N	13435 10TH AV S
003	144640	3985	3/27/03	\$156,000	800	0	5	1942	4	6624	N	N	12921 8TH AV S
003	144640	3460	11/22/04	\$172,000	800	0	5	1945	3	6600	N	N	13441 7TH AV S
003	144640	3485	4/26/05	\$166,000	810	0	5	1947	3	6600	N	N	13415 7TH AV S
003	011100	0060	2/1/05	\$230,000	820	0	5	1980	3	22125	N	N	13234 10TH AV S
003	144640	1165	3/11/05	\$161,500	830	0	5	1940	4	6606	N	N	13051 3RD AV S
003	801920	0185	9/28/03	\$184,850	860	0	5	1953	4	11700	N	N	12238 10TH AV S
003	603140	0158	7/16/03	\$156,560	880	0	5	1930	5	6714	N	N	1419 S 129TH ST
003	801920	0794	5/26/04	\$187,500	940	0	5	1961	4	7000	N	N	12457 9TH AV S
003	801920	0120	10/10/05	\$226,500	960	0	5	1930	3	8806	N	N	1046 S 124TH ST
003	172304	9062	5/9/05	\$158,000	1000	0	5	1928	4	15900	N	N	13115 DES MOINES MEMORIAL DR S
003	144640	1760	3/17/05	\$185,000	1050	0	5	1943	4	6600	N	N	13247 4TH AV S
003	801860	0630	7/6/04	\$230,000	1100	970	5	1946	3	22500	N	N	12643 14TH AV S
003	801920	0515	8/29/05	\$247,500	1110	0	5	1939	4	29600	N	N	12602 10TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	603140	0050	5/23/03	\$180,000	1200	0	5	1946	3	13427	N	N	1217 S 128TH ST
003	801860	0355	7/21/05	\$197,500	1220	0	5	1994	3	7215	N	N	12461 16TH AV S
003	801920	0020	9/30/04	\$175,000	1240	0	5	1942	3	14750	N	N	12013 12TH AV S
003	098500	1025	8/12/05	\$216,500	1280	0	5	1940	4	2960	N	N	1655 S 124TH ST
003	144760	0225	6/22/04	\$210,000	1290	0	5	1996	3	7098	N	N	427 S 126TH ST
003	144640	1730	9/20/05	\$257,500	1320	0	5	1942	4	9880	N	N	13417 4TH AV S
003	011100	0210	3/8/05	\$145,000	550	0	6	1953	4	6904	N	N	13455 10TH AV S
003	079500	0315	4/25/05	\$234,500	580	0	6	1956	3	6150	N	N	11000 OCCIDENTAL AV S
003	011100	0205	4/20/04	\$164,500	590	0	6	1953	4	6414	N	N	13441 10TH AV S
003	801920	0395	5/9/03	\$149,500	620	0	6	1926	3	14750	N	N	12463 12TH AV S
003	801920	0395	7/20/04	\$167,000	620	0	6	1926	3	14750	N	N	12463 12TH AV S
003	079800	0145	8/10/05	\$187,694	650	650	6	1939	4	14500	N	N	11620 3RD AV S
003	144640	2290	11/2/05	\$245,800	700	700	6	1950	3	9240	N	N	12818 4TH AV S
003	172304	9417	6/29/05	\$185,700	720	360	6	1941	3	10850	N	N	13104 14TH AV S
003	801920	0907	4/19/04	\$180,000	740	0	6	1961	4	10375	N	N	12061 10TH AV S
003	144640	2370	10/28/03	\$162,000	750	0	6	1949	4	14403	N	N	13264 4TH AV S
003	079500	0625	6/26/03	\$168,500	750	0	6	1949	3	6250	N	N	10853 3RD AV S
003	144640	0795	6/29/04	\$225,950	750	310	6	1945	5	13247	N	N	12826 OCCIDENTAL AV S
003	079500	0630	1/11/05	\$162,000	750	0	6	1949	2	6250	N	N	10847 3RD AV S
003	144680	0675	6/9/04	\$182,600	750	0	6	1952	4	6650	N	N	12633 2ND AV S
003	144640	1380	5/4/05	\$205,000	750	0	6	1952	4	6600	N	N	13436 2ND AV S
003	144640	0555	4/29/04	\$162,000	760	0	6	1955	4	6594	N	N	13236 OCCIDENTAL AV S
003	011100	0400	5/4/04	\$166,000	760	0	6	1940	4	7350	N	N	1004 S 136TH ST
003	144760	0385	8/12/04	\$210,000	760	0	6	1942	3	41400	N	N	12050 3RD AV S
003	144640	1880	4/1/05	\$232,000	760	160	6	1942	3	6614	N	N	13012 3RD AV S
003	144640	0647	5/22/03	\$125,000	770	0	6	1951	3	7786	N	N	146 S 136TH ST
003	746000	0025	12/10/03	\$160,000	770	0	6	1951	4	7156	N	N	1226 S 130TH PL
003	079500	1405	3/20/03	\$170,000	770	0	6	1948	4	9450	N	N	10876 5TH AV S
003	098500	0960	8/25/04	\$169,950	770	0	6	1942	4	10000	N	N	12248 16TH AV S
003	144640	3470	9/22/04	\$183,500	770	0	6	1943	3	6580	N	N	13431 7TH AV S
003	098500	0765	6/28/05	\$299,900	770	190	6	1954	4	16756	Y	N	12002 16TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	603140	0010	11/21/03	\$146,900	780	0	6	1949	3	8056	N	N	1436 S 129TH ST
003	011100	0190	12/15/03	\$165,000	780	0	6	1937	4	9750	N	N	834 S 136TH ST
003	079500	1145	9/28/05	\$218,000	780	0	6	1943	4	5600	N	N	11050 4TH AV S
003	144680	0605	2/18/05	\$177,850	780	0	6	1942	4	6650	N	N	12606 OCCIDENTAL AV S
003	801860	0275	6/8/05	\$223,000	780	0	6	1923	3	9888	N	N	1447 S 124TH ST
003	079500	0970	10/7/05	\$225,000	780	0	6	1954	4	5880	N	N	10852 4TH AV S
003	144640	3890	9/3/03	\$172,500	790	0	6	1944	4	7128	N	N	13040 7TH AV S
003	144640	3875	6/8/04	\$181,000	790	0	6	1944	3	7128	N	N	13024 7TH AV S
003	144640	3850	9/14/05	\$231,500	790	0	6	1944	4	7153	N	N	12856 7TH AV S
003	079500	0655	6/29/04	\$169,950	800	0	6	1948	3	6500	N	N	10823 3RD AV S
003	144640	3240	3/30/04	\$204,950	800	300	6	1944	4	7144	N	N	13015 7TH AV S
003	144640	3740	9/22/04	\$180,000	800	0	6	1942	3	13183	N	N	13241 8TH AV S
003	144640	0665	3/19/03	\$175,000	810	0	6	1930	4	6581	N	N	13439 2ND AV S
003	144640	3305	5/3/05	\$215,000	810	0	6	1944	4	7158	N	N	12807 7TH AV S
003	144640	3885	4/26/05	\$222,000	810	0	6	1944	4	7128	N	N	13034 7TH AV S
003	172304	9172	10/11/05	\$220,000	810	0	6	1943	3	23041	N	N	812 S 132ND ST
003	079500	0555	12/30/03	\$155,000	820	0	6	1948	4	7500	N	N	11048 2ND AV S
003	079500	0745	1/28/03	\$151,000	820	0	6	1953	3	5500	N	N	10836 3RD AV S
003	144760	0496	3/22/04	\$175,000	820	820	6	1947	3	13275	N	N	12034 2ND AV S
003	144640	2010	7/21/04	\$172,000	820	0	6	1955	3	6600	N	N	12847 4TH AV S
003	172304	9436	7/27/05	\$205,000	820	0	6	1957	3	10092	N	N	1238 S 136TH ST
003	079500	0745	11/23/05	\$238,500	820	0	6	1953	3	5500	N	N	10836 3RD AV S
003	079800	0262	3/18/03	\$167,000	830	0	6	1989	3	9030	N	N	11603 5TH AV S
003	079500	0820	4/16/03	\$172,950	840	0	6	1951	4	9000	N	N	322 S 112TH ST
003	801860	0750	9/12/03	\$158,000	840	0	6	1948	3	14650	N	N	12428 12TH AV S
003	144640	1915	7/27/04	\$199,950	840	480	6	1923	4	6600	N	N	13044 3RD AV S
003	079600	0150	3/5/03	\$163,800	850	400	6	1941	4	12500	N	N	11431 OCCIDENTAL AV S
003	079800	0555	4/29/05	\$220,000	850	730	6	1942	4	11800	N	N	11600 OCCIDENTAL AV S
003	079500	0755	11/15/05	\$232,000	850	0	6	1951	4	5500	N	N	10850 3RD AV S
003	144720	0121	10/11/05	\$249,950	850	0	6	1948	3	15448	N	N	12219 8TH AV S
003	801860	0685	2/28/05	\$175,000	860	0	6	1937	4	21900	N	N	12622 12TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144680	0461	7/17/03	\$157,500	860	0	6	1952	3	6500	N	N	12453 OCCIDENTAL AV S
003	144640	1189	10/2/03	\$172,500	870	0	6	1942	4	6600	N	N	13017 3RD AV S
003	079500	1050	1/28/05	\$189,500	880	290	6	1942	4	5473	Y	N	10849 5TH AV S
003	079500	1675	12/29/05	\$235,000	880	0	6	1947	3	8060	N	N	10727 4TH AV S
003	079500	0565	3/12/03	\$150,000	890	0	6	1948	3	7500	N	N	11060 2ND AV S
003	801860	0657	10/6/03	\$202,000	890	160	6	1999	3	6036	N	N	12654 12TH AV S
003	011100	0440	9/22/04	\$190,550	890	0	6	1946	4	22125	N	N	13426 10TH AV S
003	144640	3870	7/31/03	\$175,000	900	0	6	1944	4	7128	N	N	13018 7TH AV S
003	079500	0500	5/26/04	\$165,600	910	0	6	1948	4	6250	N	N	10816 2ND AV S
003	079500	1135	11/24/04	\$216,000	910	0	6	1991	3	10460	N	N	11108 5TH AV S
003	079500	0495	9/15/05	\$215,000	910	0	6	1948	4	6250	N	N	10812 2ND AV S
003	079500	0540	8/17/05	\$229,000	910	0	6	1948	4	6250	N	N	11026 2ND AV S
003	603140	0041	1/8/03	\$175,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
003	079500	0545	4/27/04	\$181,080	920	0	6	1948	3	7500	N	N	11032 2ND AV S
003	144760	0369	9/21/05	\$199,950	920	0	6	1950	3	7900	N	N	407 S 120TH ST
003	603140	0041	5/2/05	\$229,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
003	172304	9502	6/18/03	\$172,650	930	0	6	1943	5	8125	N	N	12912 8TH AV S
003	172304	9008	11/4/03	\$164,000	930	0	6	1938	4	8665	N	N	13426 12TH AV S
003	144640	1220	4/21/05	\$221,000	930	0	6	1957	4	6600	N	N	12855 3RD AV S
003	079500	0340	6/28/04	\$167,000	940	0	6	1947	4	6250	N	N	11012 OCCIDENTAL AV S
003	144640	3805	7/28/03	\$186,000	940	0	6	1944	4	7182	N	N	12808 7TH AV S
003	098500	0965	5/24/05	\$255,950	940	940	6	1939	4	10875	N	N	1605 S 124TH ST
003	144640	3270	7/28/03	\$169,000	950	0	6	1944	4	7150	N	N	12845 7TH AV S
003	144640	3230	11/17/04	\$189,950	950	0	6	1944	3	7142	N	N	13025 7TH AV S
003	079800	0020	11/19/04	\$267,000	950	180	6	1946	4	24300	N	N	11252 5TH AV S
003	801920	1058	5/19/04	\$166,000	960	0	6	1955	4	5400	N	N	12056 8TH AV S
003	144640	0215	10/8/03	\$169,500	960	0	6	1955	3	6250	N	N	12837 OCCIDENTAL AV S
003	144640	2110	6/2/04	\$210,322	960	0	6	1955	3	8272	N	N	12852 4TH AV S
003	079500	1060	2/22/05	\$220,000	960	0	6	1950	4	5394	N	N	10843 5TH AV S
003	801860	0760	6/10/05	\$245,000	960	0	6	1996	3	10535	N	N	1225 S 124TH ST
003	144640	1350	5/27/03	\$152,000	970	0	6	1970	3	6600	N	N	13408 2ND AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	0370	5/13/04	\$173,000	970	0	6	1971	3	7980	N	N	13453 OCCIDENTAL AV S
003	079800	0393	9/11/03	\$185,000	970	0	6	1973	3	7550	N	N	11206 4TH PL S
003	079500	0985	7/18/05	\$220,000	970	0	6	1969	3	5800	N	N	11018 4TH AV S
003	144760	0310	6/21/04	\$157,700	980	0	6	1948	3	6440	N	N	428 S 126TH ST
003	801920	0320	9/12/03	\$183,000	980	0	6	1935	3	17041	N	N	1027 S 124TH ST
003	801920	1000	8/16/04	\$214,000	980	0	6	1936	4	44516	N	N	810 S 124TH ST
003	144640	1845	7/9/03	\$210,000	990	510	6	1970	3	6621	N	N	12836 3RD AV S
003	144640	1845	11/17/05	\$267,000	990	510	6	1970	3	6621	N	N	12836 3RD AV S
003	079500	1075	2/14/05	\$198,000	1000	0	6	1955	3	5875	N	N	10833 5TH AV S
003	079500	0345	1/13/03	\$196,000	1000	900	6	1946	3	6250	N	N	11018 OCCIDENTAL AV S
003	144640	1175	5/13/03	\$173,500	1010	0	6	1955	4	6600	N	N	13041 3RD AV S
003	144640	0380	7/12/04	\$218,000	1010	250	6	1940	3	6312	N	N	120 S 136TH ST
003	144640	3225	5/21/04	\$223,450	1010	0	6	1944	4	7140	N	N	13031 7TH AV S
003	603140	0005	5/17/05	\$255,000	1010	690	6	1948	3	9399	N	N	12825 15TH AV S
003	144640	3225	6/10/05	\$245,000	1010	0	6	1944	4	7140	N	N	13031 7TH AV S
003	098500	0786	3/21/03	\$178,500	1020	1020	6	1991	4	9230	N	N	12010 16TH AV S
003	172304	9282	11/8/04	\$180,500	1020	730	6	1946	4	8641	N	N	923 S 128TH ST
003	746000	0030	2/18/03	\$176,000	1020	0	6	1950	4	7156	N	N	1304 S 130TH PL
003	144640	1890	5/6/05	\$215,000	1020	0	6	1971	3	6600	N	N	13022 3RD AV S
003	098500	0786	6/29/05	\$298,000	1020	1020	6	1991	4	9230	N	N	12010 16TH AV S
003	079700	0050	5/27/04	\$174,950	1030	0	6	1942	4	27500	N	N	11703 8TH AV S
003	079500	0190	7/7/03	\$195,000	1030	0	6	1941	3	12500	N	N	11017 OCCIDENTAL AV S
003	079700	0050	7/11/05	\$229,000	1030	0	6	1942	4	27500	N	N	11703 8TH AV S
003	079500	0320	12/23/04	\$217,000	1040	0	6	1959	4	6250	N	N	11004 OCCIDENTAL AV S
003	172304	9221	9/19/05	\$280,000	1040	0	6	1936	4	17010	N	N	13127 12TH AV S
003	801860	0555	10/7/05	\$285,000	1040	0	6	1954	3	22500	N	N	12429 14TH AV S
003	098500	0920	8/23/05	\$150,000	1060	0	6	1924	3	12012	N	N	1624 S 124TH ST
003	801860	0045	1/27/03	\$190,000	1060	1060	6	1962	3	12225	N	N	12049 16TH AV S
003	172304	9248	6/27/03	\$174,000	1070	0	6	1949	3	10366	N	N	13205 DES MOINES MEMORIAL DR S
003	144680	0610	5/18/05	\$225,000	1070	0	6	1942	3	9375	N	N	12614 OCCIDENTAL AV S
003	098500	1089	1/5/04	\$164,950	1080	0	6	1940	4	22764	N	N	12450 16TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	011100	0020	4/8/05	\$247,500	1080	0	6	1940	3	22125	N	N	13227 12TH AV S
003	144680	0215	8/24/05	\$309,950	1080	460	6	1942	4	12500	N	N	12051 OCCIDENTAL AV S
003	172304	9290	10/13/03	\$208,900	1100	0	6	2003	3	7371	N	N	13302 14TH AV S
003	144640	2055	5/3/04	\$172,000	1100	0	6	1962	4	6916	N	N	321 S 128TH ST
003	801920	0890	10/25/04	\$205,000	1100	0	6	1933	4	14769	N	N	12047 10TH AV S
003	079800	0219	6/28/05	\$310,000	1100	790	6	1945	5	26360	N	N	11825 5TH AV S
003	144720	0111	4/26/05	\$244,000	1100	0	6	1937	3	15000	N	N	12055 8TH AV S
003	801860	0585	4/19/05	\$175,000	1120	0	6	1947	4	30000	N	N	12463 14TH AV S
003	801860	0320	5/13/03	\$165,000	1120	0	6	1945	4	14450	N	N	12415 16TH AV S
003	144640	1015	10/21/03	\$175,000	1120	0	6	1946	4	6626	N	N	12805 2ND AV S
003	172304	9516	10/16/03	\$185,000	1130	0	6	1936	4	12642	N	N	1212 S 136TH ST
003	079800	0586	8/23/05	\$255,000	1130	1130	6	1952	5	9660	N	N	11816 OCCIDENTAL AV S
003	079700	0055	3/31/04	\$185,000	1140	0	6	1942	3	27500	N	N	11711 8TH AV S
003	079500	0460	3/25/04	\$207,000	1140	190	6	1946	4	9375	N	N	10821 2ND AV S
003	079500	1165	12/27/04	\$195,450	1140	0	6	1953	4	6250	N	N	416 S 112TH ST
003	801860	0525	5/13/04	\$185,000	1140	0	6	1928	3	15000	N	N	12424 14TH AV S
003	079800	0065	8/24/05	\$225,000	1140	0	6	1943	3	21141	N	N	11604 5TH AV S
003	801860	0525	7/18/05	\$207,500	1140	0	6	1928	3	15000	N	N	12424 14TH AV S
003	079800	0300	6/13/05	\$315,000	1140	0	6	1940	3	13875	N	N	11402 3RD AV S
003	144640	0880	4/23/03	\$204,000	1160	0	6	1950	5	6600	N	N	13044 OCCIDENTAL AV S
003	746000	0050	7/18/05	\$217,000	1160	0	6	1949	4	7179	N	N	1328 S 130TH PL
003	144640	1470	7/29/05	\$295,000	1170	660	6	1996	3	6589	N	N	13255 3RD AV S
003	079500	1365	8/12/04	\$180,000	1180	0	6	1946	3	6250	Y	N	11021 6TH AV S
003	801920	0980	4/13/04	\$198,000	1190	0	6	1959	4	17731	N	N	902 S 124TH ST
003	011100	0015	4/20/05	\$253,100	1190	0	6	1940	3	22125	N	N	13221 12TH AV S
003	603140	0166	10/18/05	\$231,000	1200	0	6	1946	3	6700	N	N	1435 S 129TH ST
003	079500	1620	11/15/05	\$240,000	1200	0	6	1950	3	6250	N	N	230 S 108TH PL
003	144760	0470	7/10/03	\$190,000	1220	0	6	1950	3	11305	N	N	422 S 124TH ST
003	144640	0850	6/18/03	\$195,500	1230	0	6	1989	3	6600	N	N	13016 OCCIDENTAL AV S
003	144680	0510	9/18/03	\$200,000	1230	0	6	1952	3	6270	N	N	115 S 124TH ST
003	801860	0645	9/23/03	\$165,950	1240	0	6	1951	3	7500	N	N	1234 S 128TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	1440	5/13/04	\$175,000	1250	0	6	1980	3	6584	N	N	13423 3RD AV S
003	801920	0920	7/11/03	\$203,000	1250	0	6	1933	4	14774	N	N	12213 10TH AV S
003	144760	0437	9/12/03	\$184,950	1260	0	6	2003	3	13000	N	N	12225 5TH AV S
003	801920	0760	9/22/03	\$207,300	1260	0	6	2003	3	10153	N	N	12705 9TH AV S
003	079800	0170	5/14/04	\$222,200	1260	0	6	1943	3	19700	N	N	11818 3RD AV S
003	144640	0424	11/17/04	\$247,000	1260	900	6	1954	4	6210	N	N	13411 OCCIDENTAL AV S
003	801920	0757	5/17/04	\$190,000	1270	0	6	1948	3	12797	N	N	12711 9TH AV S
003	144640	1065	4/26/05	\$266,000	1270	1130	6	1943	5	6621	N	N	12836 2ND AV S
003	144680	0200	1/10/05	\$275,000	1270	200	6	1942	3	18750	N	N	12213 OCCIDENTAL AV S
003	172304	9256	5/21/04	\$229,000	1280	1280	6	1947	5	8533	N	N	13425 DES MOINES MEMORIAL DR S
003	144640	1290	10/4/04	\$200,000	1280	120	6	1954	3	6600	N	N	13212 2ND AV S
003	144640	4005	7/28/04	\$208,000	1290	0	6	1950	4	6629	N	N	12831 8TH AV S
003	144640	1146	6/27/03	\$237,000	1290	0	6	1936	5	13475	N	N	13064 2ND AV S
003	144760	0290	9/23/05	\$340,000	1290	0	6	1942	5	10948	N	N	228 S 126TH ST
003	079800	0580	5/27/04	\$228,000	1310	0	6	1941	4	26317	N	N	11804 OCCIDENTAL AV S
003	098500	1010	8/18/05	\$250,000	1320	310	6	1938	3	7137	N	N	1631 S 124TH ST
003	144640	2360	9/26/04	\$234,000	1320	0	6	1943	3	19200	N	N	13262 4TH AV S
003	079800	0465	9/10/04	\$260,000	1320	0	6	1941	4	26300	N	N	11436 OCCIDENTAL AV S
003	144680	0485	9/4/03	\$182,500	1330	0	6	1950	4	9382	N	N	12431 OCCIDENTAL AV S
003	801920	0741	9/6/05	\$227,000	1340	0	6	1943	4	12000	N	N	822 S 128TH ST
003	801860	0885	3/26/03	\$180,000	1350	0	6	1929	3	7500	N	N	12235 14TH AV S
003	144760	0365	10/12/04	\$180,000	1360	0	6	1939	3	12700	N	N	12004 3RD AV S
003	801860	0386	9/20/04	\$205,000	1370	0	6	1924	3	16500	N	N	12629 16TH AV S
003	079800	0160	10/11/04	\$232,000	1380	0	6	1965	4	23010	N	N	11650 3RD AV S
003	172304	9122	9/1/04	\$300,000	1390	0	6	1957	3	38017	N	N	13003 12TH AV S
003	144680	0660	3/14/03	\$215,000	1400	0	6	1942	4	6650	N	N	12647 2ND AV S
003	079800	0410	8/26/04	\$276,400	1400	730	6	1941	3	22490	N	N	147 S 112TH ST
003	144680	0660	9/28/05	\$270,000	1400	0	6	1942	4	6650	N	N	12647 2ND AV S
003	144640	1720	8/30/05	\$250,000	1410	0	6	1941	3	9879	N	N	13421 4TH AV S
003	801860	1030	5/23/05	\$224,000	1420	0	6	1925	4	14709	N	N	12016 12TH AV S
003	144640	2715	9/20/04	\$225,000	1430	0	6	1943	4	17363	N	N	13433 6TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	3800	9/22/04	\$239,950	1430	0	6	1944	4	7980	N	N	12804 7TH AV S
003	801860	0095	10/22/04	\$165,000	1480	0	6	1936	3	14390	N	N	12243 16TH AV S
003	098500	1099	1/5/05	\$232,500	1490	0	6	1947	4	17760	N	N	12462 16TH AV S
003	172304	9402	9/22/05	\$323,000	1540	660	6	1967	4	10233	N	N	13422 14TH AV S
003	144680	0735	7/20/05	\$263,000	1550	0	6	1939	4	6650	N	N	12445 2ND AV S
003	098500	0955	5/5/05	\$243,000	1560	0	6	1967	3	8800	N	N	12258 16TH AV S
003	079500	0660	6/3/03	\$187,000	1600	0	6	1949	3	6250	N	N	10815 3RD AV S
003	172304	9185	5/19/03	\$202,950	1640	0	6	1942	4	17732	N	N	12901 10TH AV S
003	098500	1141	1/20/05	\$234,950	1650	0	6	1954	3	10360	N	N	12634 16TH AV S
003	801860	0895	9/21/05	\$289,000	1650	0	6	1942	3	15000	N	N	12247 14TH AV S
003	098500	0870	8/20/03	\$230,000	1680	0	6	1932	4	14200	N	N	12230 16TH AV S
003	801860	0770	10/21/03	\$242,000	1820	0	6	1925	4	21384	N	N	1211 S 124TH ST
003	801860	0770	11/4/05	\$318,000	1820	0	6	1925	4	21384	N	N	1211 S 124TH ST
003	144640	0250	10/5/04	\$275,000	1861	0	6	2000	3	6515	N	N	121 S 128TH ST
003	172304	9283	8/5/04	\$290,000	1900	0	6	1942	4	28059	N	N	13011 10TH AV S
003	172304	9052	9/25/03	\$247,500	2090	0	6	1928	5	14435	N	N	13119 DES MOINES MEMORIAL DR S
003	801920	0895	10/11/04	\$235,000	2140	0	6	1981	4	9600	N	N	12057 10TH AV S
003	678720	0010	8/27/03	\$196,000	850	750	7	1943	3	7980	N	N	12421 10TH AV S
003	011100	0175	8/11/04	\$247,000	860	0	7	1942	4	22125	N	N	13419 10TH AV S
003	172304	9050	6/18/04	\$206,500	900	0	7	1957	3	8400	N	N	1418 S 130TH PL
003	011100	0350	7/28/04	\$209,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
003	144760	0366	4/12/05	\$216,000	920	0	7	1968	3	6800	N	N	331 S 120TH ST
003	011100	0350	8/24/05	\$220,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
003	801860	0250	1/7/03	\$162,000	940	0	7	1933	4	8690	N	N	12010 14TH AV S
003	144640	3145	5/13/05	\$227,000	940	300	7	1950	3	9900	N	N	13020 6TH AV S
003	144760	0201	4/6/05	\$175,500	950	540	7	1942	3	4712	N	N	426 S 128TH ST
003	079500	1105	11/17/03	\$189,000	950	950	7	1948	3	6700	N	N	11016 5TH AV S
003	079800	0530	9/15/04	\$208,500	960	0	7	1963	4	13300	N	N	11223 3RD AV S
003	801920	0956	9/27/04	\$225,000	960	470	7	1959	4	7389	N	N	12249 10TH AV S
003	144640	1295	10/10/05	\$239,950	960	270	7	1954	3	6598	N	N	13218 2ND AV S
003	144640	0595	2/12/03	\$165,000	970	0	7	1967	4	6600	N	N	13412 OCCIDENTAL AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	0725	4/7/03	\$176,000	970	0	7	1965	3	6600	N	N	13243 2ND AV S
003	144640	0725	1/19/05	\$180,000	970	0	7	1965	3	6600	N	N	13243 2ND AV S
003	011100	0233	4/21/05	\$197,950	970	0	7	1963	4	7380	N	N	13456 8TH AV S
003	144640	0595	10/31/05	\$229,950	970	0	7	1967	4	6600	N	N	13412 OCCIDENTAL AV S
003	144640	3430	11/1/04	\$225,000	1000	650	7	1963	4	6600	N	N	13444 6TH AV S
003	801860	0842	6/22/04	\$205,000	1010	460	7	1947	3	7200	N	N	12057 14TH AV S
003	079800	0210	5/13/05	\$219,000	1010	0	7	1961	3	11325	N	N	11840 4TH AV S
003	258880	0006	7/19/04	\$229,000	1020	270	7	1957	3	8366	N	N	13122 12TH AV S
003	144640	0615	10/10/03	\$194,950	1030	600	7	1967	3	6600	N	N	13436 OCCIDENTAL AV S
003	144640	3155	9/26/03	\$174,075	1040	0	7	1955	3	6600	N	N	13026 6TH AV S
003	801860	0490	6/20/05	\$259,000	1040	520	7	1954	3	13500	N	N	12454 14TH AV S
003	801860	0425	1/15/04	\$211,950	1060	770	7	1962	4	8500	N	N	12660 14TH PL S
003	079800	0392	6/20/03	\$189,000	1060	0	7	1958	3	11356	N	N	11215 4TH PL S
003	172304	9351	11/18/03	\$146,000	1070	0	7	1952	4	10500	N	N	13004 14TH AV S
003	144760	0152	5/13/03	\$225,000	1070	1070	7	2003	3	9199	N	N	12612 2ND AV S
003	603140	0064	6/24/04	\$240,000	1070	0	7	1954	3	7437	N	N	12811 12TH AV S
003	801860	0432	4/21/03	\$205,000	1080	790	7	1961	3	8100	N	N	12652 14TH PL S
003	801920	0070	11/1/05	\$275,000	1080	580	7	1950	3	11850	N	N	12213 12TH AV S
003	801860	0433	2/3/05	\$256,500	1080	790	7	1961	2	8100	N	N	12651 14TH PL S
003	011100	0362	9/26/03	\$190,000	1090	0	7	1954	3	10618	N	N	1034 S 136TH ST
003	258880	0025	12/29/05	\$223,500	1110	0	7	1956	3	7512	N	N	1234 S 132ND ST
003	144720	0145	2/8/05	\$230,000	1110	0	7	1951	3	10350	N	N	704 S 124TH ST
003	144720	0145	12/9/05	\$273,600	1110	0	7	1951	3	10350	N	N	704 S 124TH ST
003	172304	9218	9/20/04	\$176,000	1120	0	7	1955	3	32130	N	N	13433 14TH AV S
003	144760	0396	7/27/05	\$227,000	1120	120	7	1955	3	7000	N	N	423 S 120TH ST
003	801920	0772	3/30/04	\$269,900	1120	880	7	1968	4	7875	N	N	12629 9TH AV S
003	172304	9080	9/27/05	\$260,000	1120	410	7	1976	3	9860	N	N	1230 S 134TH ST
003	098500	0855	9/9/04	\$260,000	1120	340	7	1957	3	21158	N	N	12224 16TH AV S
003	371250	0010	6/30/05	\$295,000	1120	1080	7	1965	4	10710	N	N	1006 S 130TH PL
003	801920	0769	11/17/04	\$251,000	1130	670	7	1991	3	7875	N	N	12627 9TH AV S
003	172304	9366	3/12/04	\$249,950	1140	720	7	2004	3	10125	N	N	13429 DES MOINES MEMORIAL DR S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144760	0367	6/17/05	\$231,000	1140	0	7	1955	3	8000	N	N	317 S 120TH ST
003	172304	9366	6/3/05	\$325,000	1140	720	7	2004	3	10125	N	N	13429 DES MOINES MEMORIAL DR S
003	144640	0965	4/21/05	\$275,000	1150	830	7	1956	4	6617	N	N	12855 2ND AV S
003	144640	0775	4/12/04	\$170,000	1160	0	7	1963	3	6794	N	N	143 S 128TH ST
003	172304	9590	5/22/03	\$234,950	1160	690	7	1996	3	10384	N	N	13424 12TH AV S
003	144680	0410	5/12/05	\$228,500	1160	0	7	1957	4	6250	N	N	12637 OCCIDENTAL AV S
003	144640	0775	10/28/04	\$230,500	1160	0	7	1963	3	6794	N	N	143 S 128TH ST
003	603140	0126	12/9/03	\$265,000	1170	1130	7	1951	4	13427	N	N	1215 S 129TH ST
003	801860	0060	6/21/05	\$265,000	1170	270	7	1953	4	10965	N	N	12203 16TH AV S
003	172304	9441	2/24/04	\$177,000	1180	0	7	1959	4	9000	N	N	12816 8TH AV S
003	144760	0191	1/19/05	\$196,000	1180	0	7	1957	2	6804	N	N	414 S 128TH ST
003	172304	9572	5/23/05	\$235,000	1190	560	7	1982	3	7522	N	N	13013 DES MOINES MEMORIAL DR S
003	144640	0705	8/4/03	\$189,000	1200	0	7	1955	4	6600	N	N	13259 2ND AV S
003	079500	1039	2/3/05	\$329,000	1211	830	7	2005	3	4743	N	N	11017 5TH AV S
003	172304	9102	10/27/04	\$262,000	1230	1230	7	1946	4	29519	N	N	13043 10TH AV S
003	079800	0193	6/7/05	\$238,000	1230	0	7	1956	4	6400	N	N	328 S 120TH ST
003	144640	3615	12/9/04	\$167,000	1240	0	7	1967	3	6600	N	N	13404 7TH AV S
003	144640	1070	11/1/04	\$298,661	1240	840	7	2004	3	6620	N	N	12840 2ND AV S
003	801860	0600	4/14/03	\$189,950	1250	470	7	1951	3	22500	N	N	12607 14TH AV S
003	144640	1210	5/11/04	\$209,700	1250	0	7	1960	4	6615	N	N	13003 3RD AV S
003	258880	0035	8/12/04	\$185,700	1250	0	7	1955	3	7512	N	N	1246 S 132ND ST
003	098500	0796	3/25/05	\$316,000	1250	620	7	2005	3	9230	N	N	12030 16TH AV S
003	801920	0463	5/12/05	\$268,500	1250	400	7	1960	4	9300	N	N	12656 10TH AV S
003	258880	0035	6/9/05	\$233,000	1250	0	7	1955	3	7512	N	N	1246 S 132ND ST
003	258880	0045	10/11/04	\$225,500	1270	440	7	1957	3	7512	N	N	1258 S 132ND ST
003	144640	2350	2/25/04	\$195,600	1270	0	7	1967	4	9606	N	N	13242 4TH AV S
003	144760	0241	5/31/05	\$231,000	1270	0	7	1966	3	9256	N	N	251 S 126TH ST
003	079500	1120	12/1/04	\$259,950	1270	0	7	1980	4	6560	N	N	11032 5TH AV S
003	801920	0180	8/24/05	\$300,000	1270	650	7	1969	3	13464	N	N	12234 10TH AV S
003	144680	0985	4/1/05	\$315,000	1278	254	7	2005	3	10000	N	N	12247 2ND AV S
003	144680	0990	9/15/04	\$293,100	1280	780	7	2004	3	8200	Y	N	12243 2ND AV S

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Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144680	0990	11/4/05	\$359,000	1280	780	7	2004	3	8200	Y	N	12243 2ND AV S
003	144680	0890	9/6/05	\$314,000	1280	0	7	1955	4	13300	N	N	12250 OCCIDENTAL AV S
003	350960	0015	11/3/04	\$270,000	1290	290	7	1957	4	7200	N	N	11845 4TH AV S
003	746000	0065	6/8/05	\$264,000	1300	0	7	1949	3	7156	N	N	1215 S 130TH PL
003	801920	0345	5/27/05	\$275,000	1300	0	7	1926	4	17263	N	N	1003 S 124TH ST
003	144640	2065	4/28/04	\$150,000	1320	0	7	1954	3	8250	N	N	12812 4TH AV S
003	079700	0039	7/30/04	\$257,000	1330	740	7	1963	3	11129	N	N	11603 8TH AV S
003	079500	0875	12/9/05	\$249,950	1330	0	7	1960	3	5450	N	N	11023 4TH AV S
003	371250	0040	11/10/04	\$235,000	1340	0	7	1965	3	10500	N	N	1023 S 130TH PL
003	801860	0611	3/14/03	\$201,600	1350	0	7	1956	3	12750	N	N	12615 14TH AV S
003	144680	0190	6/25/04	\$235,000	1350	0	7	1960	3	9381	N	N	12225 OCCIDENTAL AV S
003	801860	0611	12/21/04	\$227,000	1350	0	7	1956	3	12750	N	N	12615 14TH AV S
003	258880	0065	4/9/04	\$222,000	1360	0	7	1976	3	10263	N	N	1230 S 131ST PL
003	603140	0105	5/12/03	\$250,000	1370	1370	7	1955	4	13500	N	N	1035 S 129TH ST
003	144640	0776	7/24/03	\$210,000	1370	0	7	1977	4	6732	N	N	12804 OCCIDENTAL AV S
003	801920	1059	11/17/04	\$270,000	1380	1380	7	1961	3	20800	N	N	12054 8TH AV S
003	144680	0730	3/22/04	\$160,000	1390	0	7	1965	4	6650	N	N	12447 2ND AV S
003	350960	0035	4/22/04	\$185,000	1390	0	7	1963	3	8002	N	N	11661 4TH AV S
003	350960	0065	8/24/04	\$236,000	1400	0	7	1962	4	9000	N	N	11806 4TH AV S
003	172304	9390	4/9/03	\$245,000	1410	460	7	1955	3	44431	N	N	13222 12TH AV S
003	144680	0181	9/2/03	\$218,000	1410	400	7	1959	3	7500	N	N	12231 OCCIDENTAL AV S
003	144680	1000	4/7/05	\$329,950	1450	1450	7	1964	3	6650	N	N	12233 2ND AV S
003	144760	0182	3/29/05	\$242,000	1460	0	7	1959	4	8100	N	N	308 S 128TH ST
003	144760	0401	10/20/03	\$207,000	1470	600	7	1939	4	11520	N	N	12017 5TH AV S
003	144640	1030	12/2/03	\$190,000	1530	0	7	1943	4	7408	N	N	203 S 128TH ST
003	144640	1030	4/26/04	\$193,000	1530	0	7	1943	4	7408	N	N	203 S 128TH ST
003	144680	0475	4/21/04	\$210,000	1530	0	7	1954	4	6250	N	N	12443 OCCIDENTAL AV S
003	098500	0875	12/22/03	\$284,990	1530	1450	7	1955	3	21797	N	N	12238 16TH AV S
003	079800	0255	10/24/03	\$246,500	1630	230	7	1967	4	11001	N	N	11624 4TH AV S
003	801860	0007	1/26/04	\$180,000	1640	0	7	1958	3	10010	N	N	1441 S 120TH ST
003	801860	0007	9/27/05	\$240,000	1640	0	7	1958	3	10010	N	N	1441 S 120TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	011100	0091	11/23/04	\$242,950	1660	0	7	1979	3	11625	N	N	13210 9TH AV S
003	801920	0906	4/8/05	\$249,500	1660	0	7	1985	3	8275	N	N	12063 10TH AV S
003	011100	0172	8/25/03	\$267,000	1680	1000	7	2003	3	7868	N	N	951 S 134TH ST
003	011100	0173	12/8/03	\$267,950	1680	1000	7	2003	3	7276	N	N	13411 10TH AV S
003	144760	0415	4/10/03	\$206,500	1800	0	7	1937	3	32700	N	N	12043 5TH AV S
003	172304	9439	7/7/04	\$254,000	1820	600	7	1959	3	14771	N	N	13258 12TH AV S
003	603140	0065	7/25/05	\$269,000	1870	0	7	1954	4	7501	N	N	12825 12TH AV S
003	801920	0731	3/10/05	\$265,000	1880	1140	7	1936	4	20116	N	N	12657 10TH AV S
003	172304	9606	5/26/05	\$299,950	1880	0	7	2005	3	7341	N	N	13421 DES MOINES MEMORIAL DR S
003	011100	0165	12/10/04	\$380,000	1940	1360	7	1950	3	20730	N	N	907 S 134TH ST
003	144640	1585	3/5/03	\$210,000	1950	0	7	1968	3	11220	N	N	13400 3RD AV S
003	144680	0825	6/4/03	\$263,500	1990	0	7	2003	3	6650	N	N	12032 OCCIDENTAL AV S
003	144680	0830	6/9/03	\$263,500	1990	0	7	2003	3	6650	N	N	12036 OCCIDENTAL AV S
003	144640	3690	9/2/03	\$295,000	2010	0	7	2003	3	6558	N	N	13437 8TH AV S
003	144640	3691	8/28/03	\$295,000	2010	0	7	2003	3	6558	N	N	13431 8TH AV S
003	144640	3695	12/1/03	\$298,950	2010	0	7	2003	3	6600	N	N	13425 8TH AV S
003	144680	1045	11/15/04	\$322,000	2021	0	7	2005	3	6628	N	N	12037 2ND AV S
003	011100	0167	3/17/03	\$257,950	2160	0	7	2002	3	7504	N	N	13403 10TH AV S
003	172304	9246	3/23/05	\$244,000	2270	0	7	1939	4	9131	N	N	13422 12TH AV S
003	079800	0548	1/26/05	\$349,950	2290	0	7	2001	3	8209	N	N	213 S 112TH ST
003	144640	1310	3/24/04	\$325,632	2310	0	7	2004	3	6600	N	N	13232 2ND AV S
003	801860	0658	1/30/05	\$312,998	2310	0	7	2004	3	5802	N	N	12652 12TH AV S
003	144680	1050	11/12/04	\$333,000	2390	0	7	2005	3	6628	N	N	12031 2ND AV S
003	144680	0135	3/4/05	\$269,950	2400	0	7	1943	3	8588	N	N	12271 OCCIDENTAL AV S
003	144640	0783	3/23/05	\$345,000	2470	0	7	2005	3	6626	N	N	12808 OCCIDENTAL AV S
003	144760	0502	5/23/03	\$280,000	2710	0	7	1990	3	13250	N	N	12038 2ND AV S
003	144640	1285	6/20/05	\$328,000	1231	950	8	2005	3	6600	N	N	13206 2ND AV S
003	144640	0890	8/4/04	\$260,000	1290	100	8	1948	4	10182	N	N	136 S 132ND ST
003	079500	1049	7/27/05	\$332,150	1300	890	8	2005	3	6026	N	N	10867 5TH AV S
003	144760	0154	1/13/04	\$334,000	1840	730	8	2003	3	11834	N	N	12616 2ND AV S
003	144640	0423	10/28/04	\$279,950	1880	0	8	2004	3	6209	N	N	13417 OCCIDENTAL AV S

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Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	172304	9413	9/29/05	\$310,000	1960	0	8	1957	3	29535	N	N	13019 12TH AV S
003	144640	1035	7/15/04	\$305,000	2050	0	8	2004	3	6626	N	N	12810 2ND AV S
003	011100	0066	3/15/05	\$346,950	2100	0	8	2005	3	11244	N	N	13230 10TH AV S
004	382600	0690	7/11/03	\$149,000	640	0	4	1936	4	8100	N	N	12220 23RD AV S
004	092304	9266	2/16/05	\$169,950	710	0	4	1937	4	9158	N	N	2125 S 124TH ST
004	382600	0130	3/19/03	\$176,800	1520	0	4	1994	3	8100	N	N	12039 21ST AV S
004	609940	0382	12/27/05	\$266,140	1530	0	4	1936	4	7026	N	N	14026 28TH AV S
004	608300	0002	4/13/05	\$146,000	420	0	5	1943	4	4400	N	N	2317 S 128TH ST
004	162304	9196	4/1/04	\$142,000	440	0	5	1949	3	13500	N	N	13830 29TH AV S
004	162304	9004	8/17/05	\$214,950	650	0	5	1971	4	11507	N	N	2715 S 138TH ST
004	382600	0095	2/24/05	\$143,056	730	0	5	1936	4	8100	N	N	12240 20TH AV S
004	382600	0495	7/14/05	\$191,000	730	0	5	1931	4	8775	N	N	12244 22ND AV S
004	359860	0044	6/28/04	\$187,950	750	0	5	1931	4	8092	N	N	2410 S 142ND LN
004	025700	0232	4/7/03	\$162,000	770	260	5	1926	4	8393	N	N	2626 S 125TH ST
004	425580	0010	1/29/04	\$150,000	770	0	5	1947	4	7717	N	N	13508 24TH AV S
004	025700	0232	6/20/05	\$211,000	770	260	5	1926	4	8393	N	N	2626 S 125TH ST
004	608300	0007	6/16/05	\$185,000	790	0	5	1938	2	8262	N	N	2221 S 128TH ST
004	382600	0595	7/30/03	\$150,000	830	0	5	1953	4	8100	N	N	12247 23RD AV S
004	382600	0330	3/28/03	\$147,500	850	0	5	1942	4	8100	N	N	12025 22ND AV S
004	735860	0095	12/1/03	\$175,000	880	0	5	1945	5	5226	N	N	13322 34TH AV S
004	382600	0055	8/19/04	\$178,000	890	0	5	1938	4	8100	N	N	12044 20TH AV S
004	382600	0055	9/19/05	\$235,000	890	0	5	1938	4	8100	N	N	12044 20TH AV S
004	735960	0535	4/29/05	\$205,950	930	0	5	1920	4	8763	N	N	13027 34TH AV S
004	382600	0685	5/24/04	\$167,500	940	0	5	1936	3	8100	N	N	12212 23RD AV S
004	640460	0230	5/3/04	\$215,000	960	0	5	1918	5	30000	N	N	13441 22ND AV S
004	098500	1305	8/17/04	\$212,000	970	0	5	1930	3	16284	N	N	12441 20TH AV S
004	359860	0005	7/13/04	\$175,000	1000	0	5	1942	4	8000	N	N	2638 S 142ND ST
004	608300	0106	10/22/04	\$226,000	1010	0	5	1930	3	22959	N	N	13023 22ND AV S
004	640460	0145	1/21/05	\$210,000	1010	1010	5	1905	4	11587	N	N	2053 S 132ND ST
004	608300	0049	11/23/04	\$161,500	1030	0	5	1942	3	7875	N	N	13014 22ND AV S
004	382600	0525	7/15/05	\$227,900	1030	0	5	1936	5	8100	N	N	12262 22ND AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	181080	0015	8/9/04	\$176,900	1060	0	5	1957	4	9600	N	N	13025 26TH AV S
004	152304	9219	4/15/05	\$228,950	1080	0	5	1976	3	12675	N	N	14123 37TH AV S
004	608240	0192	7/22/05	\$229,500	1080	0	5	1946	4	9670	N	N	13322 24TH AV S
004	098500	1388	2/24/04	\$179,500	1090	0	5	1949	4	6000	N	N	12657 20TH AV S
004	092304	9311	4/16/03	\$196,000	1110	0	5	1950	5	6814	N	N	2117 S 126TH ST
004	162304	9214	6/9/04	\$250,000	1480	0	5	1942	5	47044	N	N	2456 S 138TH ST
004	382600	0310	6/15/04	\$189,000	750	0	6	1943	3	8100	N	N	2106 S 124TH ST
004	886400	0835	6/23/05	\$243,000	750	0	6	1944	4	6000	N	N	13849 38TH AV S
004	640460	0085	3/23/04	\$200,000	770	0	6	1915	4	34372	N	N	13501 24TH AV S
004	886400	0645	8/17/04	\$160,000	770	0	6	1944	3	6659	N	N	13867 37TH AV S
004	553160	0040	11/11/04	\$185,000	770	0	6	1943	4	6649	N	N	12859 23RD AV S
004	098500	1320	6/1/04	\$208,000	770	0	6	1942	4	10998	N	N	12455 20TH AV S
004	886400	0805	11/25/03	\$174,000	780	0	6	1944	4	6855	N	N	13880 37TH AV S
004	886400	0940	8/25/03	\$160,000	790	100	6	1944	3	6000	N	N	13838 38TH AV S
004	098500	1445	4/27/05	\$178,500	790	0	6	1941	4	7500	N	N	12261 20TH AV S
004	886400	0490	9/22/04	\$157,500	790	0	6	1944	3	9333	N	N	13759 34TH AV S
004	500050	0015	6/26/03	\$185,000	790	0	6	1943	4	5694	N	N	2418 S 121ST ST
004	886400	0030	9/6/05	\$176,500	790	0	6	1944	3	6000	N	N	13528 35TH AV S
004	886400	0845	12/21/04	\$198,950	790	0	6	1944	3	6000	N	N	13837 38TH AV S
004	886400	0860	6/17/04	\$172,000	790	0	6	1944	3	6000	N	N	13819 38TH AV S
004	886400	0535	5/12/05	\$184,000	790	0	6	1944	4	5300	N	N	13799 34TH AV S
004	886400	0320	8/16/04	\$207,500	790	740	6	1945	3	6022	N	N	3245 S 136TH ST
004	886400	0365	10/8/04	\$222,300	790	0	6	1944	3	6022	N	N	3226 S 137TH ST
004	886400	0955	8/26/05	\$225,000	790	790	6	1944	4	6000	N	N	13856 38TH AV S
004	886400	0095	3/24/05	\$207,370	790	0	6	1944	3	6331	N	N	13513 37TH AV S
004	886400	0405	8/17/04	\$234,000	790	460	6	1944	3	6099	N	N	3221 S 137TH ST
004	886400	0695	4/10/05	\$244,000	790	400	6	1944	3	8049	N	N	13807 37TH AV S
004	886400	0295	8/5/05	\$229,000	790	0	6	1944	3	6015	N	N	3217 S 136TH ST
004	365120	0010	12/28/05	\$225,000	790	0	6	1949	3	7280	N	N	13040 22ND AV S
004	886400	0375	4/19/05	\$251,950	790	790	6	1944	3	6008	N	N	3214 S 137TH ST
004	886400	0950	12/8/05	\$246,950	790	180	6	1944	3	6000	N	N	13850 38TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	886400	0295	12/2/05	\$294,000	790	0	6	1944	3	6015	N	N	3217 S 136TH ST
004	025700	0196	5/20/05	\$220,000	800	130	6	1965	3	7871	N	N	12638 24TH AV S
004	886400	0575	9/9/05	\$219,900	800	0	6	1944	4	9900	N	N	13742 34TH AV S
004	553160	0025	7/29/03	\$153,000	810	0	6	1943	4	6634	N	N	12841 23RD AV S
004	886400	0380	1/23/03	\$163,000	810	0	6	1944	3	6067	N	N	3208 S 137TH ST
004	886400	0370	9/15/03	\$168,000	810	0	6	1944	3	6015	N	N	3220 S 137TH ST
004	553160	0035	7/22/05	\$212,500	810	0	6	1943	4	6650	N	N	12853 23RD AV S
004	886400	0380	9/28/05	\$239,000	810	0	6	1944	3	6067	N	N	3208 S 137TH ST
004	886400	0170	1/9/04	\$161,900	820	0	6	1944	4	6005	N	N	13533 35TH AV S
004	162304	9161	11/17/03	\$178,500	820	0	6	1963	4	7776	N	N	12836 24TH AV S
004	382600	0100	5/26/05	\$231,200	820	820	6	1942	4	8100	N	N	12246 20TH AV S
004	382600	0220	9/23/05	\$216,000	820	0	6	1948	4	7057	N	N	2119 S 120TH ST
004	608300	0024	4/28/03	\$175,000	840	190	6	1946	5	8364	N	N	12848 22ND AV S
004	382600	0004	2/23/05	\$209,950	840	340	6	1942	4	9000	N	N	12024 20TH AV S
004	382600	0340	8/18/04	\$215,000	840	0	6	1940	4	8100	N	N	12039 22ND AV S
004	025700	0138	12/17/04	\$208,000	850	0	6	1923	4	16400	N	N	2606 S 128TH ST
004	735860	0125	9/24/03	\$153,500	860	0	6	1944	4	6121	N	N	13348 34TH AV S
004	735860	0105	3/31/04	\$182,894	860	0	6	1944	4	6006	N	N	13336 34TH AV S
004	500050	0085	1/27/03	\$180,000	870	0	6	1943	4	6861	N	N	2427 S 121ST ST
004	500050	0120	4/11/05	\$185,000	870	0	6	1943	4	12187	N	N	2469 S 121ST ST
004	382600	0835	7/8/04	\$200,000	870	610	6	1932	3	6000	N	N	12257 24TH AV S
004	886400	0905	4/7/05	\$203,000	870	0	6	1944	3	10300	N	N	3730 S 138TH ST
004	500000	0060	10/25/05	\$215,725	890	0	6	1942	4	7227	N	N	2405 S 121ST PL
004	382600	0020	10/8/03	\$178,000	900	0	6	1947	5	6030	N	N	12017 21ST AV S
004	152304	9193	9/21/04	\$215,000	904	768	6	1950	3	9440	N	N	14014 33RD AV S
004	640460	0165	11/20/03	\$151,000	910	0	6	1941	4	6750	N	N	2048 S 134TH ST
004	382600	0735	5/2/03	\$150,000	920	0	6	1950	4	7569	N	N	12017 24TH AV S
004	609940	0262	4/29/05	\$191,000	930	0	6	1946	3	7200	N	N	14208 29TH AV S
004	609940	0011	4/4/03	\$177,000	940	0	6	1953	4	7110	N	N	14008 MILITARY RD S
004	025700	0115	4/14/04	\$179,900	940	0	6	1950	4	7867	N	N	2729 S 125TH PL
004	382600	0155	6/22/05	\$225,000	940	0	6	1951	4	8100	N	N	12213 21ST AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	886400	0070	3/26/03	\$146,900	950	0	6	1944	3	5984	N	N	13537 37TH AV S
004	382600	0370	8/29/05	\$249,500	950	0	6	1949	4	8100	N	N	12227 22ND AV S
004	155150	0010	2/10/03	\$167,000	960	960	6	1924	5	8557	N	N	13804 24TH AV S
004	609940	0121	10/23/03	\$183,950	960	0	6	1954	5	8744	N	N	14245 31ST AV S
004	382600	0605	1/29/04	\$195,500	960	400	6	1933	4	8100	N	N	12253 23RD AV S
004	609940	0121	8/11/05	\$220,000	960	0	6	1954	5	8744	N	N	14245 31ST AV S
004	886400	0310	10/27/05	\$240,000	960	140	6	1944	3	6009	N	N	3233 S 136TH ST
004	734660	0022	12/9/04	\$217,000	970	0	6	1920	5	18246	N	N	13522 MILITARY RD S
004	382600	0245	10/28/04	\$237,000	970	0	6	1928	4	8100	N	N	12036 21ST AV S
004	608240	0193	5/20/04	\$182,500	980	0	6	1942	4	10240	N	N	13324 24TH AV S
004	359860	0042	11/23/05	\$215,000	980	0	6	1954	3	12000	N	N	2446 S 142ND LN
004	735860	0185	11/19/03	\$169,950	1000	0	6	1958	4	6000	N	N	13313 35TH AV S
004	382600	0515	4/27/04	\$185,200	1000	0	6	1950	3	7425	N	N	12258 22ND AV S
004	609940	0053	8/16/04	\$195,000	1010	0	6	1954	3	5490	N	N	14063 MILITARY RD S
004	608300	0026	9/7/04	\$214,450	1010	0	6	1940	4	8421	N	N	12858 22ND AV S
004	382600	0085	4/1/03	\$168,000	1020	0	6	1949	4	8100	N	N	12228 20TH AV S
004	886400	0960	10/20/04	\$167,551	1030	0	6	1944	3	6000	N	N	13862 38TH AV S
004	608300	0104	4/16/03	\$177,000	1040	0	6	1915	4	11929	N	N	13013 22ND AV S
004	152304	9099	4/11/05	\$199,100	1040	0	6	1933	3	7886	N	N	3235 S 135TH ST
004	500050	0065	10/5/04	\$178,000	1040	0	6	1943	3	6490	N	N	12015 26TH AV S
004	152304	9098	11/16/04	\$218,000	1044	0	6	1939	4	16885	N	N	14239 MILITARY RD S
004	886400	0300	10/1/03	\$190,000	1050	0	6	1944	4	6022	N	N	3223 S 136TH ST
004	735960	0595	6/26/03	\$198,000	1060	800	6	1947	4	5886	N	N	13032 33RD AV S
004	382600	0300	7/8/04	\$175,000	1060	0	6	1939	4	8100	N	N	12250 21ST AV S
004	608240	0210	11/28/05	\$234,000	1070	0	6	1948	4	10991	N	N	13424 24TH AV S
004	162304	9393	12/10/04	\$300,000	1070	1190	6	1930	5	11196	N	N	13649 26TH PL S
004	162304	9112	6/2/03	\$165,000	1080	0	6	1936	3	15478	N	N	12818 24TH AV S
004	640460	0043	3/28/03	\$158,000	1080	0	6	1978	3	11704	N	N	2221 S 132ND ST
004	500000	0020	10/12/04	\$182,800	1080	0	6	1942	4	6600	N	N	2420 S 121ST PL
004	500000	0045	10/6/05	\$233,000	1080	0	6	1942	4	6775	N	N	2423 S 121ST PL
004	609940	0270	3/3/05	\$235,000	1090	120	6	1948	4	7802	N	N	14214 29TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	814860	0075	7/27/04	\$189,000	1100	0	6	1947	4	8608	N	N	12434 21ST AV S
004	886400	0165	3/7/05	\$191,770	1100	0	6	1944	4	6005	N	N	13537 35TH AV S
004	886400	0165	7/14/05	\$220,000	1100	0	6	1944	4	6005	N	N	13537 35TH AV S
004	162304	9133	11/14/05	\$307,500	1100	0	6	1944	4	13320	N	N	13623 32ND AV S
004	886400	0685	7/10/03	\$172,500	1110	0	6	1944	3	8049	N	N	13819 37TH AV S
004	025700	0033	10/12/04	\$225,000	1110	0	6	1929	5	13439	Y	N	2613 S 122ND ST
004	500050	0060	11/18/04	\$165,300	1120	0	6	1943	3	6015	N	N	12023 26TH AV S
004	382600	0145	5/20/04	\$184,950	1120	0	6	1935	3	8100	N	N	12203 21ST AV S
004	735960	0681	9/15/03	\$172,000	1130	0	6	1941	3	11700	N	N	13048 34TH AV S
004	382600	0308	8/5/04	\$185,000	1130	0	6	1989	3	8100	N	N	12264 21ST AV S
004	608300	0005	11/11/03	\$175,000	1140	0	6	1948	4	9185	N	N	12809 24TH AV S
004	553160	0015	2/28/03	\$169,975	1150	0	6	1943	4	6640	N	N	12829 23RD AV S
004	886400	0285	5/27/04	\$195,000	1150	390	6	1944	4	6067	N	N	3207 S 136TH ST
004	735960	0435	8/18/04	\$219,900	1180	0	6	1991	3	8150	Y	N	13022 32ND AV S
004	609940	0291	8/16/05	\$299,950	1180	500	6	1939	4	7881	N	N	14248 29TH AV S
004	886400	0625	9/2/05	\$224,950	1190	0	6	1944	4	5900	N	N	13798 34TH AV S
004	608240	0213	5/25/05	\$226,500	1190	0	6	1948	3	10000	N	N	2412 S 135TH ST
004	735860	0175	9/24/04	\$208,000	1200	0	6	1962	3	6000	N	N	13321 35TH AV S
004	814860	0035	11/23/04	\$206,000	1200	0	6	1947	4	8701	N	N	12436 20TH AV S
004	608300	0069	10/22/04	\$168,500	1220	0	6	1963	4	8644	N	N	13030 23RD AV S
004	734660	0265	1/15/03	\$207,000	1230	660	6	1949	4	12250	N	N	13222 MILITARY RD S
004	608300	0071	1/24/05	\$227,500	1230	0	6	1959	4	8235	N	N	2218 S 132ND ST
004	608300	0143	2/11/04	\$248,000	1230	760	6	1939	4	11400	N	N	2023 S 128TH ST
004	640460	0055	11/19/04	\$234,000	1240	0	6	1947	3	11970	N	N	13220 22ND AV S
004	734660	0275	12/15/04	\$304,900	1240	520	6	1983	3	9003	N	N	13214 MILITARY RD S
004	886400	0015	2/23/04	\$159,950	1270	0	6	1944	3	6000	N	N	13514 35TH AV S
004	886400	0435	9/2/05	\$275,600	1270	0	6	1944	3	6099	N	N	3257 S 137TH ST
004	609940	0200	9/14/04	\$255,950	1270	300	6	1910	5	10018	N	N	14005 MILITARY RD S
004	152304	9244	9/23/05	\$225,000	1290	510	6	1961	3	11900	N	N	14056 35TH AV S
004	609940	0343	6/17/03	\$188,000	1300	0	6	1947	4	9000	N	N	2801 S 142ND ST
004	886400	0055	12/23/03	\$179,000	1300	0	6	1944	3	6288	N	N	3512 S 137TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	152304	9113	3/17/05	\$183,000	1320	0	6	1940	4	16283	N	N	13319 34TH AV S
004	382600	0432	9/13/04	\$222,750	1320	0	6	1991	3	8679	N	N	12019 23RD AV S
004	886400	0210	2/24/05	\$204,500	1350	0	6	1944	3	7704	N	N	13512 32ND AV S
004	886400	0580	6/18/03	\$218,000	1410	0	6	1944	4	7522	N	N	13752 34TH AV S
004	092304	9345	9/29/03	\$195,000	1460	0	6	1952	4	14078	N	N	12415 22ND AV S
004	886400	0765	9/21/04	\$209,950	1460	0	6	1944	3	6000	N	N	13832 37TH AV S
004	079200	0030	4/25/03	\$193,500	1510	0	6	1947	4	7548	N	N	12432 22ND AV S
004	500050	0030	8/5/04	\$235,000	1510	0	6	1943	4	7760	N	N	2434 S 121ST ST
004	152304	9292	7/22/04	\$305,000	1520	0	6	1930	5	20063	N	N	3215 S 133RD ST
004	734660	0215	10/19/05	\$330,500	1520	0	6	1952	3	16913	N	N	13325 32ND AV S
004	162304	9157	6/15/04	\$223,000	1590	0	6	1942	3	25754	N	N	13621 MILITARY RD S
004	608240	0040	8/22/05	\$357,000	1610	0	6	1919	4	38228	N	N	2620 S 133RD ST
004	640460	0121	5/28/03	\$202,000	1700	1060	6	1960	4	12814	N	N	13406 22ND AV S
004	162304	9059	7/9/03	\$269,000	1710	220	6	1920	5	23490	Y	N	13642 MILITARY RD S
004	382600	0170	4/9/04	\$237,000	1900	0	6	1932	5	8100	N	N	12231 21ST AV S
004	608300	0008	3/17/03	\$192,000	1950	720	6	1903	4	8170	N	N	12805 24TH AV S
004	609940	0316	7/25/05	\$250,000	1960	0	6	1940	3	19462	N	N	14246 28TH AV S
004	734660	0276	11/10/04	\$358,000	1980	0	6	1912	5	8325	N	N	13204 MILITARY RD S
004	735960	0410	3/11/05	\$290,000	3060	0	6	1984	3	8962	Y	N	3202 S 130TH ST
004	152304	9207	3/15/05	\$195,000	850	0	7	1954	2	8043	N	N	3504 S 142ND ST
004	098360	0045	4/20/04	\$216,000	880	880	7	1956	4	8024	N	N	13628 28TH PL S
004	152304	9138	10/19/05	\$280,000	880	720	7	1959	3	13000	N	N	3250 S 135TH ST
004	162304	9002	6/24/04	\$176,000	900	0	7	1954	3	8289	N	N	12803 MILITARY RD S
004	382600	0490	5/19/05	\$277,000	900	400	7	1953	3	8100	N	N	12230 22ND AV S
004	359860	0061	11/15/04	\$248,000	920	640	7	1994	3	7655	N	N	2433 S 142ND ST
004	609940	0292	6/3/05	\$230,000	940	0	7	1951	3	11656	N	N	2912 S 144TH ST
004	359860	0087	11/3/05	\$247,500	950	900	7	1946	3	7616	N	N	14211 26TH PL S
004	734660	0308	11/23/05	\$263,000	970	0	7	1963	3	9750	N	N	13212 31ST AV S
004	382600	0815	10/4/04	\$226,500	980	0	7	1958	3	7708	N	N	12241 24TH AV S
004	155150	0110	8/29/05	\$235,000	990	100	7	1962	4	9036	N	N	2419 S 139TH ST
004	941260	0080	9/24/04	\$252,950	990	620	7	1963	3	9600	N	N	14126 34TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	025700	0107	4/26/05	\$217,000	1000	0	7	1950	4	6143	N	N	2722 S 125TH PL
004	155150	0180	3/25/04	\$198,850	1020	700	7	1962	4	7223	N	N	2424 S 140TH ST
004	382600	0675	11/23/05	\$210,000	1020	350	7	1957	4	8100	N	N	12050 23RD AV S
004	382600	0726	1/3/03	\$199,950	1050	1050	7	1957	4	6000	N	N	12268 23RD AV S
004	382600	0726	10/18/05	\$262,000	1050	1050	7	1957	4	6000	N	N	12268 23RD AV S
004	162304	9283	6/16/05	\$197,500	1050	0	7	1955	2	9364	N	N	12850 24TH AV S
004	155150	0100	11/15/05	\$275,000	1050	690	7	1962	4	7796	N	N	2423 S 139TH ST
004	941500	0040	1/13/03	\$190,000	1060	1060	7	1965	4	9300	N	N	3222 S 142ND PL
004	941260	0060	7/24/03	\$213,000	1070	340	7	1963	4	8800	N	N	14112 34TH AV S
004	608240	0273	10/25/04	\$255,000	1080	520	7	1966	4	7873	N	N	2614 S 135TH ST
004	138680	0070	8/1/05	\$268,000	1080	950	7	1979	4	4264	N	N	3210 S 133RD ST
004	162304	9256	11/21/03	\$233,800	1090	1090	7	1954	4	16425	N	N	13002 26TH AV S
004	609940	0190	4/9/03	\$186,500	1100	0	7	1967	3	15661	N	N	14021 31ST AV S
004	162304	9371	5/10/05	\$229,900	1100	0	7	1968	4	9896	N	N	13609 26TH PL S
004	079200	0016	4/11/03	\$203,000	1110	1110	7	1959	4	7200	N	N	12426 23RD AV S
004	098360	0055	10/9/03	\$172,000	1110	0	7	1955	4	7314	N	N	13640 28TH PL S
004	814860	0040	10/22/03	\$159,000	1110	0	7	1948	3	8709	N	N	12437 21ST AV S
004	092304	9328	10/26/04	\$175,000	1120	0	7	1957	4	8125	N	N	2020 S 128TH ST
004	092304	9372	5/10/04	\$184,500	1120	0	7	1953	3	8201	N	N	12602 22ND AV S
004	734660	0266	2/26/04	\$297,500	1130	820	7	1979	5	13743	N	N	2926 S 133RD ST
004	204880	0035	4/19/04	\$239,950	1130	1130	7	1956	4	10158	N	N	2601 S 128TH ST
004	941500	0080	3/17/05	\$278,800	1140	580	7	1966	4	8650	N	N	3211 S 142ND PL
004	025700	0234	4/15/03	\$209,950	1150	600	7	1964	4	9046	N	N	2614 S 125TH ST
004	162304	9047	10/20/03	\$211,500	1160	980	7	1949	4	10230	N	N	2434 S 138TH ST
004	162304	9254	8/26/04	\$177,000	1160	0	7	1954	3	7650	N	N	12811 MILITARY RD S
004	609940	0151	12/29/03	\$253,000	1160	1120	7	1963	4	17605	N	N	14201 31ST AV S
004	178700	0005	5/26/05	\$290,000	1160	1160	7	1955	4	12055	N	N	13038 26TH AV S
004	920070	0010	9/9/05	\$253,000	1160	0	7	1959	4	9003	N	N	12631 23RD AV S
004	609940	0155	3/30/05	\$230,000	1180	600	7	1978	4	11520	N	N	14117 30TH PL S
004	359860	0050	5/4/04	\$167,000	1180	0	7	1947	2	7273	N	N	2425 S 142ND ST
004	609940	0155	8/16/05	\$321,000	1180	600	7	1978	4	11520	N	N	14117 30TH PL S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	382600	0175	8/30/04	\$262,000	1190	850	7	1992	3	8100	N	N	12241 21ST AV S
004	382600	0165	3/18/03	\$259,000	1200	740	7	2002	3	8100	N	N	12225 21ST AV S
004	079200	0022	3/25/03	\$268,000	1200	740	7	2002	3	10707	N	N	12437 24TH AV S
004	608240	0161	12/31/03	\$225,000	1200	0	7	1959	4	7805	N	N	2453 S 133RD ST
004	608300	0066	2/22/05	\$247,000	1200	0	7	1957	3	10125	N	N	2246 S 132ND ST
004	640460	0111	1/26/05	\$210,000	1200	0	7	1951	4	7200	N	N	2225 S 134TH ST
004	025700	0227	6/3/04	\$230,000	1210	700	7	1964	4	8334	N	N	2615 S 125TH ST
004	735860	0231	6/9/04	\$196,000	1210	0	7	1967	4	6000	N	N	13332 35TH AV S
004	640460	0006	6/1/05	\$229,000	1210	0	7	1954	4	9097	N	N	2249 S 132ND ST
004	735960	0460	10/14/03	\$259,500	1220	900	7	1982	5	6116	Y	N	13200 32ND AV S
004	734660	0192	8/18/05	\$175,000	1220	0	7	1953	3	15000	N	N	2938 S 135TH ST
004	359860	0075	3/16/04	\$240,000	1220	1050	7	1960	4	11305	N	N	2440 S 144TH ST
004	608240	0061	4/30/03	\$217,000	1220	0	7	1959	4	12176	N	N	2453 S 132ND ST
004	079200	0009	9/27/04	\$231,000	1220	0	7	1953	4	9120	N	N	12421 24TH AV S
004	025700	0210	9/1/05	\$256,900	1220	0	7	1941	4	7543	N	N	12517 MILITARY RD S
004	162304	9163	5/24/05	\$297,500	1220	1220	7	1960	4	13104	N	N	2810 S 138TH ST
004	269360	0100	2/12/03	\$210,000	1230	580	7	1978	4	7000	N	N	13320 27TH AV S
004	162304	9391	1/13/04	\$178,000	1230	0	7	1967	3	8928	N	N	13011 MILITARY RD S
004	640460	0030	9/10/03	\$182,500	1230	0	7	1960	4	10917	N	N	2235 S 132ND ST
004	735960	0455	1/7/05	\$270,000	1230	1080	7	1980	3	6116	Y	N	13032 32ND AV S
004	941260	0010	9/8/05	\$255,000	1230	0	7	1963	3	8455	N	N	3425 S 141ST ST
004	886400	0340	5/27/03	\$196,569	1240	0	7	1979	4	6028	N	N	3256 S 137TH ST
004	886400	0340	5/26/05	\$243,450	1240	0	7	1979	4	6028	N	N	3256 S 137TH ST
004	204880	0020	6/23/03	\$215,000	1250	700	7	1964	4	10450	N	N	12833 26TH AV S
004	608300	0019	5/8/03	\$249,950	1250	790	7	2003	3	10564	N	N	12836 23RD AV S
004	608300	0016	3/24/04	\$259,950	1250	790	7	2004	3	10204	N	N	12830 23RD AV S
004	178700	0020	10/20/04	\$245,000	1250	1250	7	1955	3	10771	N	N	13016 26TH AV S
004	162304	9384	10/5/05	\$255,000	1250	0	7	1974	3	8001	N	N	13605 MILITARY RD S
004	608300	0015	11/5/03	\$199,000	1260	480	7	1939	5	10204	N	N	12835 24TH AV S
004	025700	0108	3/3/05	\$210,000	1260	0	7	1950	4	6866	N	N	2728 S 125TH PL
004	523280	0027	5/20/05	\$333,000	1260	1260	7	1957	4	7167	N	N	14042 24TH AV S

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Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	269360	0020	2/3/03	\$240,000	1270	1270	7	1953	4	8201	N	N	13320 26TH CT S
004	382600	0810	3/31/05	\$268,000	1270	1010	7	1959	4	7696	N	N	12235 24TH AV S
004	735860	0130	10/25/05	\$280,000	1270	0	7	1950	2	6150	N	N	13352 34TH AV S
004	382600	0785	7/29/05	\$250,000	1290	0	7	1960	3	7639	N	N	12203 24TH AV S
004	734660	0023	10/2/03	\$165,000	1300	0	7	1961	4	7593	N	N	13524 MILITARY RD S
004	162304	9373	11/15/04	\$207,950	1320	0	7	1954	3	6281	N	N	2426 S 132ND ST
004	608300	0047	3/17/05	\$182,500	1330	0	7	1957	2	9572	N	N	13025 23RD AV S
004	162304	9187	11/23/05	\$345,000	1330	700	7	1973	4	13151	N	N	13702 S 138TH ST
004	162304	9189	10/30/03	\$220,000	1350	860	7	1957	4	7750	N	N	2433 S 128TH ST
004	608240	0370	11/9/04	\$215,000	1350	0	7	1948	4	15750	N	N	2441 S 135TH ST
004	640460	0101	1/26/05	\$189,950	1370	0	7	1951	4	7200	N	N	2231 S 134TH ST
004	098500	1271	9/23/04	\$214,149	1370	0	7	1962	4	7480	N	N	12411 20TH AV S
004	382600	0795	8/24/04	\$226,900	1370	0	7	1959	4	7662	N	N	12227 24TH AV S
004	162304	9147	7/12/05	\$324,950	1370	700	7	1965	4	8641	N	N	2639 S 128TH ST
004	092304	9451	4/27/05	\$215,000	1390	0	7	1962	3	9055	N	N	12604 20TH AV S
004	523280	0047	12/30/05	\$319,000	1390	760	7	1966	4	10000	N	N	14006 24TH AV S
004	950900	0060	2/7/03	\$196,000	1400	0	7	1961	4	7263	N	N	2429 S 137TH ST
004	609940	0269	8/18/04	\$318,000	1400	950	7	2004	3	10303	N	N	14216 29TH AV S
004	025700	0195	6/23/03	\$173,000	1410	0	7	1962	4	8521	N	N	12650 24TH AV S
004	359860	0058	4/28/05	\$188,500	1420	0	7	1964	3	9080	N	N	14256 24TH AV S
004	359860	0074	8/5/04	\$200,000	1420	0	7	1959	3	15535	N	N	2438 S 144TH ST
004	950900	0010	12/14/05	\$241,000	1420	0	7	1961	3	7086	N	N	13620 24TH AV S
004	152304	9183	6/16/05	\$270,000	1420	0	7	1953	3	20500	N	N	14065 35TH AV S
004	092304	9402	3/23/04	\$235,950	1430	0	7	1958	4	8986	N	N	12646 20TH AV S
004	734660	0231	9/12/03	\$210,000	1450	0	7	1978	4	9665	N	N	13324 31ST AV S
004	382600	0196	2/17/04	\$210,000	1460	0	7	1959	4	7800	N	N	2016 S 124TH ST
004	608300	0082	6/8/05	\$226,750	1480	0	7	1961	4	6678	N	N	2034 S 132ND ST
004	640460	0026	11/24/04	\$229,500	1480	0	7	1955	4	8866	N	N	2254 S 134TH ST
004	162304	9355	5/13/05	\$237,000	1490	0	7	1964	4	11000	N	N	2608 S 138TH ST
004	640460	0094	5/10/05	\$289,950	1500	1500	7	1960	4	13500	N	N	13505 24TH AV S
004	640460	0066	8/17/05	\$259,000	1500	0	7	1931	3	15600	N	N	13246 22ND AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	359860	0078	10/14/04	\$218,000	1510	0	7	1997	3	7200	N	N	2632 S 144TH ST
004	608300	0083	6/13/03	\$204,689	1510	0	7	1959	3	9078	N	N	2048 S 132ND ST
004	162304	9345	6/17/04	\$206,850	1510	0	7	1963	3	16262	N	N	2627 S 128TH ST
004	608300	0083	12/27/04	\$229,000	1510	0	7	1959	3	9078	N	N	2048 S 132ND ST
004	608240	0172	2/28/05	\$223,400	1520	0	7	1959	3	7248	N	N	2447 S 133RD ST
004	359860	0041	9/2/05	\$302,000	1530	360	7	2005	3	7209	N	N	2406 S 142ND LN
004	092304	9435	2/6/03	\$194,950	1540	1050	7	1961	4	7200	N	N	12633 22ND AV S
004	152304	9091	9/26/03	\$255,000	1540	1100	7	1937	4	19987	N	N	14044 35TH AV S
004	640460	0048	4/13/05	\$223,000	1600	0	7	1967	3	9000	N	N	2226 S 134TH ST
004	559900	0030	9/23/04	\$185,000	1620	0	7	1950	4	11319	N	N	2442 S 130TH PL
004	162304	9341	8/3/04	\$280,000	1620	0	7	1962	5	12040	N	N	2444 S 138TH ST
004	025700	0020	10/25/05	\$330,000	1650	0	7	1968	3	14199	N	N	2612 S 122ND ST
004	152304	9112	10/14/03	\$178,000	1670	0	7	1940	4	8547	N	N	14042 33RD AV S
004	162304	9338	7/15/03	\$210,000	1690	0	7	1962	4	8400	N	N	2642 S 130TH PL
004	359860	0060	6/1/05	\$295,000	1720	0	7	1993	3	7239	N	N	2429 S 142ND ST
004	162304	9326	3/27/03	\$184,350	1770	0	7	1961	3	8570	N	N	2645 S 130TH PL
004	162304	9354	3/8/05	\$269,000	1790	0	7	1963	4	11000	N	N	2610 S 138TH ST
004	734660	0299	1/22/03	\$209,950	1820	0	7	1963	4	14975	N	N	13214 30TH PL S
004	609940	0275	8/20/04	\$250,000	1850	0	7	1950	3	14012	N	N	14226 29TH AV S
004	920070	0070	11/30/05	\$290,000	1880	0	7	1959	4	9004	N	N	12634 23RD AV S
004	162304	9248	3/11/04	\$242,000	1920	0	7	1954	4	8100	N	N	13003 MILITARY RD S
004	092304	9511	3/28/04	\$293,000	1960	0	7	2003	3	6643	N	N	2119 S 124TH ST
004	092304	9484	8/15/03	\$255,000	2010	0	7	2002	3	7101	N	N	12620 21ST AV S
004	092304	9512	1/20/03	\$259,000	2010	0	7	2002	3	5160	N	N	2109 S 126TH ST
004	152304	9101	4/14/05	\$300,000	2030	0	7	1940	3	51836	N	N	13330 32ND AV S
004	886400	0735	6/22/05	\$297,300	2030	0	7	1944	4	8426	N	N	3509 S 137TH ST
004	162304	9287	5/23/03	\$229,900	2110	0	7	1980	4	8580	N	N	2455 S 138TH ST
004	640460	0220	6/23/04	\$303,950	2160	0	7	2004	3	12038	N	N	13421 22ND AV S
004	025700	0220	6/8/05	\$335,000	2370	0	7	2004	3	18017	N	N	12509 MILITARY RD S
004	640460	0219	6/22/04	\$310,000	2610	0	7	2004	3	12038	N	N	13413 22ND AV S
004	152304	9167	3/18/03	\$233,000	1120	1120	8	1953	3	13455	N	N	14028 35TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	162304	9275	10/21/05	\$315,000	1280	600	8	1955	3	17373	N	N	13819 29TH AV S
004	025700	0007	8/14/03	\$249,500	1290	1290	8	1952	4	20985	N	N	12016 26TH AV S
004	609940	0110	4/18/05	\$349,000	1650	800	8	1952	3	18771	N	N	2934 S 144TH ST
004	920070	0060	7/28/05	\$289,000	1700	1700	8	1962	4	9002	N	N	12630 23RD AV S
004	609940	0204	1/11/05	\$319,950	1800	0	8	2005	3	7200	N	N	2947 S 140TH ST
004	609940	0202	1/5/05	\$308,000	2080	0	8	2005	3	8763	N	N	2935 S 140TH ST
004	609940	0201	1/14/05	\$315,000	2080	0	8	2005	3	7648	N	N	2941 S 140TH ST
004	640460	0080	8/30/05	\$359,950	2260	0	8	2005	3	8995	N	N	13429 24TH AV S
004	608240	0347	1/10/05	\$328,950	2270	0	8	2004	3	7590	N	N	13520 26TH LN S
004	608240	0345	1/12/05	\$325,950	2410	0	8	2004	3	7962	N	N	2615 S 135TH ST
004	359860	0046	12/29/04	\$334,950	2710	0	8	2005	3	7202	N	N	2414 S 142ND LN
004	359860	0051	1/26/05	\$345,000	2710	0	8	2005	3	7202	N	N	2426 S 142ND LN
004	608240	0348	1/14/05	\$356,450	3050	0	8	2004	3	7590	N	N	13528 26TH LN S
004	608240	0346	1/5/05	\$356,950	3050	0	8	2004	3	7590	N	N	13514 26TH LN S
004	608240	0340	12/16/04	\$365,000	3050	0	8	2004	3	7200	N	N	2625 S 135TH ST
005	734820	0085	8/5/04	\$130,000	550	0	4	1939	4	8340	N	N	14021 43RD AV S
005	734060	0927	9/28/05	\$160,000	670	0	4	1918	4	6000	N	N	13038 38TH AV S
005	734820	0120	2/13/03	\$149,950	820	0	4	1930	4	8340	N	N	14020 43RD AV S
005	734560	0985	11/21/03	\$155,000	620	400	5	1930	4	11894	N	N	3826 S 130TH ST
005	322920	0047	3/30/05	\$171,250	700	700	5	1940	5	8811	N	N	13757 MACADAM RD S
005	152304	9197	11/29/04	\$267,000	750	0	5	1938	5	8925	Y	N	4804 S 144TH ST
005	735960	0110	10/7/03	\$147,500	780	300	5	1917	3	8260	N	N	3510 S 130TH ST
005	567300	0155	3/17/04	\$154,950	810	0	5	1940	3	11200	N	N	4834 S 136TH ST
005	261320	0172	3/3/04	\$196,500	820	0	5	1952	4	16356	Y	N	4512 S 136TH ST
005	322920	0046	1/6/03	\$164,750	910	200	5	1950	3	5489	N	N	13749 MACADAM RD S
005	734560	0980	4/28/04	\$165,000	920	0	5	1941	3	12085	N	N	3820 S 130TH ST
005	734820	0110	8/4/03	\$189,500	940	600	5	1955	4	8340	Y	N	14008 43RD AV S
005	734160	0115	10/10/04	\$179,000	970	0	5	1918	4	6272	N	N	4130 S 131ST ST
005	735960	0835	3/16/04	\$155,500	1030	0	5	1941	4	5535	N	N	13016 35TH AV S
005	735960	0875	6/29/04	\$155,000	1090	400	5	1918	2	23300	N	N	12803 34TH AV S
005	735960	0790	12/23/05	\$243,500	1460	0	5	1909	4	5500	Y	N	13027 37TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	734060	0685	11/15/05	\$170,000	600	0	6	1925	3	10250	N	N	4058 S 128TH ST
005	736060	0420	4/22/03	\$175,000	620	0	6	1942	4	8400	N	N	4101 S 139TH ST
005	736060	0420	3/28/05	\$220,000	620	0	6	1942	4	8400	N	N	4101 S 139TH ST
005	735960	0240	7/28/05	\$260,000	700	700	6	1942	4	16200	N	N	12843 35TH AV S
005	734760	0125	7/26/04	\$168,000	770	650	6	1989	3	7200	N	N	4504 S 137TH ST
005	567300	0115	6/2/03	\$149,000	790	0	6	1950	4	5900	N	N	13416 48TH AV S
005	567300	0115	4/5/05	\$175,000	790	0	6	1950	4	5900	N	N	13416 48TH AV S
005	734160	0052	2/10/04	\$155,000	880	120	6	1918	3	6065	N	N	13024 41ST AV S
005	736060	0270	2/10/05	\$235,000	910	900	6	1988	4	16392	Y	N	13702 41ST AV S
005	734820	0130	7/14/04	\$203,000	970	0	6	1961	3	8340	N	N	14032 43RD AV S
005	734760	0205	9/23/05	\$222,800	970	0	6	1910	4	8500	N	N	13749 45TH AV S
005	736060	0425	5/25/04	\$168,950	980	0	6	1942	3	8400	N	N	4105 S 139TH ST
005	734820	0195	1/5/05	\$239,000	990	0	6	1936	4	12696	N	N	4321 S 140TH ST
005	567300	0125	9/22/04	\$211,000	1020	0	6	1928	4	12000	N	N	13430 48TH PL S
005	567300	0125	9/20/05	\$228,500	1020	0	6	1928	4	12000	N	N	13430 48TH PL S
005	152304	9024	8/22/05	\$270,000	1020	0	6	1906	5	14777	N	N	4226 S 139TH ST
005	567300	0150	8/23/03	\$215,000	1030	1030	6	1950	4	6000	N	N	13442 48TH PL S
005	734760	0330	7/28/03	\$169,450	1060	0	6	1979	3	8500	N	N	13716 45TH AV S
005	261320	0030	4/1/03	\$234,500	1090	980	6	1942	4	11999	N	N	13455 48TH AV S
005	152304	9260	9/20/04	\$283,250	1100	1100	6	1930	5	12040	N	N	13731 44TH AV S
005	735960	0755	5/19/04	\$167,400	1170	0	6	1909	4	5500	N	N	3517 S 130TH ST
005	734060	0763	3/25/03	\$159,700	1230	0	6	1919	3	9375	N	N	4027 S 128TH ST
005	736060	0380	12/28/04	\$208,000	1240	0	6	1950	5	8283	N	N	13723 42ND AV S
005	734060	0745	10/20/03	\$170,000	1250	0	6	1915	4	11200	Y	N	4128 S 130TH ST
005	734760	0175	5/13/04	\$260,000	1360	760	6	1941	5	8500	N	N	13730 44TH AV S
005	734160	0150	11/21/05	\$240,000	1370	0	6	1903	5	8007	N	N	13031 MACADAM RD S
005	152304	9036	10/21/04	\$205,000	1400	900	6	1947	4	60112	N	N	14239 MACADAM RD S
005	734060	0664	4/6/05	\$400,000	1430	0	6	1930	3	64904	N	N	4020 S 128TH ST
005	734760	0250	4/22/03	\$175,900	1560	0	6	1955	3	8500	N	N	13703 45TH AV S
005	261320	0029	8/27/04	\$240,000	1560	0	6	1998	3	7854	N	N	13435 48TH AV S
005	734060	0920	12/12/05	\$350,000	1640	0	6	1984	4	18918	N	N	13264 38TH AV S

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Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	000300	0104	6/23/04	\$205,950	1870	0	6	1920	3	13750	N	N	4823 S 138TH ST
005	261320	0177	6/4/04	\$271,000	1890	0	6	1935	4	20150	N	N	13561 MACADAM RD S
005	734060	0741	12/14/05	\$315,000	960	600	7	1959	4	5800	N	N	4140 S 130TH ST
005	734760	0300	11/6/03	\$229,400	1010	650	7	1962	4	7875	N	N	4507 S 137TH ST
005	152304	9203	4/4/05	\$297,900	1010	1010	7	1957	5	10255	N	N	4300 S 140TH ST
005	734760	0285	4/13/05	\$305,000	1020	440	7	1964	4	16500	N	N	4420 S 139TH ST
005	734760	0135	7/1/05	\$239,000	1050	1010	7	1970	3	7200	N	N	13617 45TH PL S
005	733240	0054	6/24/04	\$192,500	1060	0	7	1976	3	6000	N	N	13020 38TH AV S
005	734760	0130	7/17/03	\$220,000	1090	780	7	1982	3	7800	N	N	4512 S 137TH ST
005	735960	0830	4/12/05	\$186,500	1090	0	7	1945	4	9600	N	N	13020 35TH AV S
005	735960	0235	10/13/05	\$315,000	1180	610	7	1993	3	8100	N	N	12855 35TH AV S
005	734060	0931	11/15/04	\$215,000	1210	480	7	1969	3	10518	N	N	13212 38TH AV S
005	733240	0010	8/22/03	\$260,000	1280	740	7	1991	3	5716	N	N	3711 S 130TH ST
005	733240	0053	8/2/05	\$215,000	1320	0	7	1976	3	6000	N	N	13016 38TH AV S
005	734560	0975	12/9/03	\$201,000	1580	0	7	1959	5	12277	N	N	3816 S 130TH ST
005	734160	0116	6/18/04	\$279,500	1650	0	7	1923	5	11840	N	N	4126 S 131ST ST
005	735960	0125	11/29/05	\$355,000	1710	0	7	1995	3	7800	N	N	12844 35TH AV S
005	261320	0182	3/1/04	\$305,000	1730	1730	7	1962	4	15450	Y	N	13521 MACADAM RD S
005	794520	0035	4/26/04	\$257,000	1840	0	7	2003	3	5500	N	N	4012 S 126TH ST
005	794520	0040	5/25/04	\$258,300	1840	0	7	2003	3	5500	N	N	4018 S 126TH ST
005	794520	0042	5/27/04	\$258,000	1840	0	7	2003	3	5500	N	N	4024 S 126TH ST
005	734760	0220	8/11/04	\$299,950	1850	0	7	1997	3	8500	N	N	13733 45TH AV S
005	734820	0165	11/4/04	\$286,000	1900	0	7	1988	3	8340	N	N	14117 44TH AV S
005	734060	0907	6/5/03	\$261,000	1910	0	7	1996	3	8156	N	N	13053 40TH AV S
005	735960	0795	7/25/05	\$335,000	2030	800	7	1980	3	4400	Y	N	13029 37TH AV S
005	734060	0622	4/20/04	\$281,800	2150	0	7	1940	3	60548	N	N	12633 35TH AV S
005	261320	0050	6/30/05	\$327,000	2309	0	7	2005	3	7700	N	N	13542 MACADAM RD S
005	261320	0150	1/10/05	\$432,000	2970	0	7	2004	3	26070	N	N	13542 43RD AV S
005	261200	0120	4/25/03	\$243,000	1580	0	8	2002	3	5078	Y	N	4238 S 137TH ST
005	261200	0390	12/2/05	\$356,000	1730	160	8	2002	3	4838	N	N	4291 S 137TH ST
005	261200	0400	11/18/05	\$329,000	1750	160	8	2002	3	4780	N	N	4295 S 137TH ST

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Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	734560	0755	8/25/04	\$345,000	1800	0	8	1931	3	22000	N	N	3726 S 128TH ST
005	261320	0158	7/8/05	\$329,950	1949	0	8	2005	3	9003	N	N	13428 43RD AV S
005	261320	0157	6/1/05	\$335,000	2000	0	8	2005	3	7080	N	N	13434 43RD AV S
005	261200	0200	1/27/03	\$278,700	2050	0	8	2002	3	8172	N	N	4270 S 137TH PL
005	261200	0310	6/17/04	\$302,000	2050	0	8	2001	3	6387	N	N	13710 42ND AV S
005	261200	0330	12/23/05	\$343,000	2050	0	8	2001	3	6639	N	N	13718 42ND AV S
005	261200	0190	2/28/03	\$280,000	2090	0	8	2002	3	7771	N	N	4266 S 137TH PL
005	142260	0180	1/29/04	\$285,000	2130	0	8	2003	3	7019	N	N	13255 40TH AV S
005	261200	0110	3/3/03	\$290,000	2138	896	8	2002	3	4851	Y	N	4234 S 137TH ST
005	142260	0030	12/8/03	\$283,000	2140	0	8	2003	3	7147	N	N	13218 38TH PL S
005	261200	0180	2/25/03	\$275,000	2140	0	8	2002	3	11325	N	N	4262 S 137TH PL
005	261200	0150	12/16/04	\$336,400	2140	0	8	2001	3	7550	N	N	4250 S 137TH PL
005	261320	0156	5/4/05	\$329,950	2194	0	8	2005	3	6515	N	N	13425 MACADAM RD
005	261320	0155	4/5/05	\$329,950	2194	0	8	2005	3	6530	N	N	13512 43RD AV S
005	261200	0100	6/3/03	\$310,000	2220	0	8	2002	3	5329	Y	N	4230 S 137TH ST
005	261200	0170	11/21/05	\$420,000	2220	950	8	2001	3	6964	N	N	4258 S 137TH PL
005	142260	0140	6/24/03	\$284,950	2300	0	8	2003	3	7386	N	N	3821 S 132ND PL
005	142260	0020	12/23/03	\$319,500	2340	0	8	2003	3	7574	N	N	3822 S 132ND PL
005	142260	0070	10/27/03	\$330,642	2340	0	8	2003	3	8091	N	N	13219 38TH PL S
005	142260	0160	8/3/04	\$335,200	2400	0	8	2004	3	7009	N	N	3829 S 132ND PL
005	142260	0150	6/4/04	\$326,950	2410	0	8	2004	3	6881	N	N	3825 S 132ND PL
005	142260	0010	4/29/04	\$330,000	2410	0	8	2004	3	7456	N	N	3830 S 132ND PL
005	142260	0050	5/12/04	\$335,000	2470	0	8	2004	3	6553	N	N	13215 38TH PL S
005	142260	0040	5/25/04	\$338,073	2470	0	8	2004	3	7280	N	N	13214 38TH PL S
005	261320	0022	7/8/03	\$329,950	2490	900	8	2002	3	6926	N	N	13417 48TH AV S
005	261320	0023	1/21/03	\$284,950	2490	0	8	2002	3	6668	N	N	13419 48TH AV S
005	142260	0130	1/19/04	\$316,000	2560	0	8	2003	3	6898	N	N	3817 S 132ND PL
005	261320	0152	12/21/04	\$344,000	2579	0	8	2004	3	14326	N	N	13532 43RD AV S
005	261320	0153	12/21/04	\$344,950	2579	0	8	2004	3	7481	N	N	13522 43RD AV S
005	261320	0154	1/10/05	\$346,000	2579	0	8	2004	3	7072	N	N	13435 MACADAM RD
005	142260	0060	11/13/03	\$329,950	2590	0	8	2003	3	7157	N	N	13223 38TH PL S

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Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	142260	0200	2/19/04	\$341,000	2590	0	8	2004	3	9800	N	N	13247 40TH AV S
005	142260	0170	11/7/03	\$375,000	3460	0	8	2003	3	7021	N	N	3833 S 132ND PL
005	142260	0110	2/25/04	\$400,000	2800	160	9	2003	3	7343	Y	N	3809 S 132ND PL
005	142260	0100	2/9/05	\$407,088	2902	0	9	2004	3	7702	Y	N	3805 S 132ND PL
005	142260	0120	7/19/04	\$400,000	3040	0	9	2004	3	7066	Y	N	3813 S 132ND PL
005	142260	0090	2/28/05	\$410,000	3040	0	9	2004	3	10119	Y	N	3801 S 132ND PL
006	212304	9330	2/6/04	\$130,000	490	0	4	1956	3	7300	N	N	3113 S 144TH ST
006	172304	9045	3/11/03	\$335,000	670	0	4	1933	3	161172	N	N	518 S 140TH ST
006	212304	9304	10/28/05	\$202,000	670	0	4	1944	4	5779	N	N	3019 S 146TH ST
006	302820	0078	8/12/03	\$115,000	500	0	5	1942	3	8400	N	N	1405 S 136TH ST
006	392340	0012	4/29/04	\$147,500	690	0	5	1941	4	12300	N	N	3057 S 148TH ST
006	172304	9042	6/9/03	\$146,000	780	0	5	1948	4	11493	N	N	1257 S 140TH ST
006	172304	9042	3/1/05	\$168,000	780	0	5	1948	4	11493	N	N	1257 S 140TH ST
006	172304	9520	9/17/04	\$195,000	900	0	5	1966	3	7200	N	N	14224 4TH AV S
006	212304	9158	2/3/05	\$220,450	910	0	5	1943	3	16246	N	N	3123 S 144TH ST
006	212304	9499	10/21/03	\$132,000	930	0	5	1900	4	8547	N	N	2821 S 146TH ST
006	212304	9499	2/4/04	\$202,400	930	0	5	1900	4	8547	N	N	2821 S 146TH ST
006	392340	0066	11/12/04	\$210,000	930	0	5	1943	4	8290	N	N	3046 S 152ND ST
006	384260	0053	8/6/04	\$163,950	940	0	5	1942	3	10758	N	N	2815 S 152ND ST
006	202304	9307	9/20/04	\$220,000	1090	0	5	1908	5	41440	N	N	14448 8TH AV S
006	302820	0123	11/9/04	\$200,000	1110	0	5	1995	3	5625	N	N	1417 S 136TH ST
006	172304	9265	11/1/05	\$220,000	820	0	6	1952	3	9000	N	N	14002 8TH AV S
006	504480	0070	7/25/03	\$182,000	900	0	6	1949	4	9170	N	N	13655 2ND AV S
006	212304	9188	8/22/03	\$149,950	940	0	6	1930	4	11780	N	N	14626 29TH AV S
006	172304	9430	10/16/03	\$179,950	940	0	6	1943	4	9565	N	N	835 S 136TH ST
006	936460	0030	8/15/03	\$178,000	960	0	6	1971	3	12000	N	N	624 S 143RD ST
006	688150	0120	9/3/03	\$164,950	970	0	6	1971	3	12229	N	N	13658 3RD AV S
006	936460	0045	10/6/05	\$225,000	990	360	6	1952	3	8835	N	N	14236 6TH AV S
006	202304	9262	11/7/03	\$189,000	1000	0	6	1949	3	7750	N	N	826 S 146TH ST
006	172304	9038	3/2/04	\$179,950	1020	0	6	1942	4	13184	N	N	825 S 142ND ST
006	176060	0163	4/8/03	\$147,950	1030	0	6	1950	3	10725	N	N	622 S 148TH ST

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Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	212304	9277	6/29/05	\$217,950	1050	0	6	1951	3	9425	N	N	2908 S 146TH ST
006	936460	0050	2/23/05	\$213,200	1070	0	6	1952	4	7320	N	N	14238 6TH AV S
006	172304	9309	1/13/04	\$267,950	1080	1000	6	1950	4	23300	N	N	14247 6TH AV S
006	443920	0080	8/23/05	\$205,500	1120	0	6	1954	3	7410	N	N	15432 30TH AV S
006	212304	9528	10/12/04	\$192,870	1200	0	6	1984	3	7912	N	N	14613 29TH AV S
006	443920	0065	9/29/04	\$180,600	1220	0	6	1954	3	8006	N	N	15414 30TH AV S
006	443920	0065	10/20/05	\$218,000	1220	0	6	1954	3	8006	N	N	15414 30TH AV S
006	212304	9182	2/27/04	\$205,500	1310	0	6	1942	3	7300	N	N	3111 S 144TH ST
006	212304	9106	10/4/04	\$185,000	1340	0	6	1955	3	11278	N	N	14908 27TH PL S
006	172304	9556	1/12/05	\$230,720	1430	0	6	1960	4	12100	N	N	14019 7TH PL S
006	172304	9188	10/22/03	\$189,950	1530	1020	6	1916	4	15416	N	N	14055 DES MOINES MEMORIAL DR S
006	212304	9077	8/30/04	\$220,000	1630	0	6	1947	3	8226	N	N	2623 S 144TH ST
006	212304	9247	3/1/04	\$184,000	1810	0	6	1948	3	11472	N	N	2652 S 148TH ST
006	212304	9176	8/3/05	\$262,000	1840	0	6	1941	5	7500	N	N	14416 31ST AV S
006	212304	9283	6/23/03	\$195,000	1950	0	6	1950	3	12750	N	N	2653 S 150TH ST
006	172304	9437	2/19/04	\$222,000	2060	0	6	1948	3	13200	N	N	13803 DES MOINES MEMORIAL DR S
006	212304	9360	3/18/03	\$165,000	710	0	7	1954	4	8450	N	N	14442 29TH AV S
006	004100	0436	5/1/05	\$215,000	860	0	7	1961	3	10450	N	N	15047 32ND PL S
006	212304	9298	12/27/05	\$245,000	910	0	7	1951	3	9542	N	N	14604 24TH AV S
006	212304	9505	9/9/05	\$168,200	950	250	7	1960	3	13975	N	N	2915 S 144TH ST
006	392340	0122	11/30/04	\$214,500	950	0	7	1949	3	18633	N	N	2816 S 152ND ST
006	212304	9212	8/10/05	\$235,000	1000	0	7	1959	4	10608	N	N	14616 24TH AV S
006	024150	0075	5/21/03	\$224,000	1010	760	7	1958	4	10824	N	N	14404 25TH AV S
006	024150	0010	4/16/04	\$249,950	1010	640	7	1958	3	9945	N	N	2415 S 144TH ST
006	302820	0081	6/23/05	\$260,000	1010	0	7	1956	3	16926	N	N	13721 14TH AV S
006	392340	0094	9/29/05	\$238,000	1010	0	7	1950	3	13000	N	N	2920 S 152ND ST
006	176060	0035	10/17/05	\$294,000	1010	500	7	1954	3	10400	N	N	402 S 146TH ST
006	212304	9207	7/24/03	\$185,000	1020	0	7	1954	4	8962	N	N	2610 S 148TH ST
006	280320	0045	5/24/05	\$240,000	1020	390	7	1958	3	9636	N	N	921 S 137TH ST
006	534300	0010	11/28/05	\$308,950	1020	0	7	1959	4	8598	N	N	923 S 138TH ST
006	176060	0006	11/4/04	\$226,950	1030	0	7	1954	3	7650	N	N	14439 8TH AV S

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Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	121500	0045	9/30/04	\$210,000	1040	650	7	1959	3	8300	N	N	604 S 146TH ST
006	212304	9145	3/8/05	\$215,000	1040	80	7	1940	3	16335	N	N	2627 S 146TH ST
006	121500	0010	7/6/05	\$310,000	1040	620	7	1958	3	9274	N	N	554 S 146TH ST
006	172304	9504	7/15/04	\$186,000	1050	0	7	1963	4	9800	N	N	14214 8TH AV S
006	382140	0070	7/29/04	\$217,500	1050	350	7	1978	3	8568	N	N	531 S 137TH PL
006	392340	0132	4/22/05	\$200,000	1050	0	7	1994	3	8125	N	N	15103 29TH LN S
006	534120	0010	2/26/05	\$229,000	1050	500	7	1955	3	18744	N	N	14411 8TH AV S
006	121500	0085	10/29/03	\$225,000	1050	1030	7	1959	3	11950	N	N	14404 6TH AV S
006	172304	9504	2/14/05	\$224,950	1050	0	7	1963	4	9800	N	N	14214 8TH AV S
006	638580	0190	12/21/04	\$237,000	1050	500	7	1962	3	7200	N	N	15033 30TH AV S
006	382140	0170	8/25/03	\$242,000	1060	1040	7	1978	4	7300	N	N	13618 6TH PL S
006	024150	0035	3/21/05	\$265,000	1060	530	7	1958	3	9842	N	N	14442 24TH AV S
006	382140	0110	12/1/03	\$234,450	1080	550	7	1978	3	6850	N	N	621 S 137TH PL
006	392340	0076	8/20/03	\$183,000	1100	140	7	1946	3	9793	N	N	3034 S 152ND ST
006	004100	0432	7/19/05	\$205,000	1100	0	7	1939	4	13000	N	N	15049 32ND PL S
006	638590	0050	11/3/05	\$239,755	1100	540	7	1963	3	7537	N	N	3026 S 151ST ST
006	172304	9558	7/19/04	\$226,000	1100	0	7	1954	4	15000	N	N	14043 7TH PL S
006	280320	0040	2/5/03	\$219,000	1110	1050	7	1955	4	9636	N	N	915 S 137TH ST
006	004000	0006	5/8/03	\$155,000	1130	0	7	1955	3	8631	N	N	3209 S 144TH ST
006	276260	0010	3/3/05	\$200,500	1130	0	7	1957	3	8960	N	N	613 S 140TH ST
006	276260	0040	12/7/04	\$287,000	1130	570	7	1956	3	15975	N	N	14046 6TH AV S
006	172304	9568	9/19/03	\$215,000	1140	0	7	1979	4	23291	N	N	14103 9TH PL S
006	212304	9354	12/23/05	\$239,500	1140	0	7	1957	3	7800	N	N	3057 S 146TH ST
006	212304	9541	7/29/05	\$240,000	1140	0	7	1962	3	8524	N	N	14702 26TH PL S
006	172304	9492	4/5/05	\$209,888	1170	0	7	1966	3	8217	N	N	901 S 137TH ST
006	172304	9118	3/21/05	\$302,800	1174	534	7	2004	3	7769	N	N	13704 11TH PL S
006	172304	9599	4/20/05	\$305,000	1174	534	7	2004	3	6605	N	N	13720 11TH PL S
006	212304	9261	4/24/03	\$203,000	1180	0	7	1966	4	8970	N	N	14426 29TH AV S
006	176060	0004	5/6/05	\$230,000	1180	560	7	1963	3	7350	N	N	14451 8TH AV S
006	392340	0134	10/10/03	\$249,950	1200	620	7	1994	3	7826	N	N	15115 29TH LN S
006	172304	9585	7/21/05	\$265,000	1200	0	7	1994	3	8013	N	N	706 S 138TH PL

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Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	212304	9110	4/26/05	\$223,200	1220	0	7	1964	3	10145	N	N	14421 28TH LN S
006	212304	9574	9/27/05	\$345,000	1220	840	7	1995	3	7214	N	N	14624 26TH LN S
006	603000	0010	12/3/04	\$276,000	1230	1170	7	1961	4	8160	N	N	13711 8TH AV S
006	276260	0005	8/4/04	\$265,000	1250	800	7	1953	4	9344	N	N	14008 6TH AV S
006	172304	9420	8/23/05	\$265,000	1250	0	7	1959	4	8700	N	N	512 S 144TH ST
006	603000	0030	10/16/03	\$229,000	1260	880	7	1942	4	11367	N	N	705 S 137TH PL
006	258440	0025	6/26/04	\$250,000	1270	480	7	1954	4	9456	N	N	14046 5TH AV S
006	258440	0005	6/20/03	\$187,000	1300	140	7	1954	3	9325	N	N	14020 5TH AV S
006	417120	0025	11/29/04	\$250,000	1300	640	7	1958	3	8951	N	N	14441 5TH AV S
006	392340	0050	10/13/05	\$337,500	1300	640	7	1948	3	15032	N	N	2805 S 148TH ST
006	212304	9205	12/19/03	\$190,170	1310	0	7	1967	3	12787	N	N	2620 S 148TH ST
006	392340	0120	10/30/05	\$248,500	1330	0	7	1931	4	13276	N	N	2819 S 150TH ST
006	638590	0030	3/25/05	\$277,000	1330	900	7	1963	3	7025	N	N	3016 S 151ST PL
006	202304	9384	10/27/05	\$245,000	1340	0	7	1955	3	11692	N	N	14412 8TH AV S
006	242340	0010	12/17/04	\$206,500	1350	540	7	1964	3	8348	N	N	14406 5TH PL S
006	176060	0120	9/13/04	\$235,000	1370	0	7	1953	4	15756	N	N	14620 4TH PL S
006	638590	0080	9/10/04	\$230,000	1380	670	7	1963	3	7234	N	N	3011 S 151ST PL
006	688150	0100	2/13/03	\$192,000	1380	0	7	1959	3	7995	N	N	13616 3RD AV S
006	172304	9595	5/14/04	\$288,990	1380	860	7	2003	3	9233	N	N	13610 10TH AV S
006	176060	0022	4/27/04	\$212,000	1390	0	7	1964	3	7142	N	N	14431 5TH PL S
006	172304	9418	12/20/04	\$244,000	1390	1000	7	1958	3	11594	N	N	1023 S 136TH ST
006	172304	9369	6/12/03	\$210,000	1400	0	7	1969	3	10200	N	N	14211 8TH AV S
006	172304	9254	8/2/05	\$200,000	1430	0	7	1947	4	13805	N	N	14050 4TH AV S
006	242340	0090	10/27/05	\$335,000	1430	400	7	1964	3	10950	N	N	512 S 145TH ST
006	172304	9287	2/24/04	\$186,000	1450	0	7	1948	4	10400	N	N	13621 8TH AV S
006	172304	9287	9/22/04	\$249,900	1450	0	7	1948	4	10400	N	N	13621 8TH AV S
006	936460	0015	6/15/05	\$240,000	1480	0	7	1955	4	8030	N	N	648 S 143RD ST
006	931540	0010	7/23/03	\$225,000	1490	0	7	1998	3	5319	N	N	14004 12TH PL S
006	212304	9375	8/15/03	\$197,000	1510	0	7	1958	4	10500	N	N	2602 S 152ND ST
006	392340	0126	3/9/05	\$269,000	1510	0	7	1993	3	7940	N	N	15015 29TH AV S
006	172304	9131	8/22/05	\$443,000	1510	1080	7	1942	5	87120	N	N	1208 S 140TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	384260	0047	8/21/03	\$204,000	1520	500	7	1954	3	10008	N	N	15235 29TH AV S
006	172304	9077	10/17/05	\$289,000	1520	0	7	1954	4	18634	N	N	13845 DES MOINES MEMORIAL DR S
006	534300	0100	6/16/04	\$219,950	1540	0	7	1959	3	8336	N	N	909 S 138TH ST
006	212304	9493	3/1/04	\$210,000	1560	0	7	1964	5	12950	N	N	14427 28TH LN S
006	212304	9314	4/25/05	\$239,950	1570	0	7	1961	3	18530	N	N	2622 S 146TH ST
006	931540	0160	7/1/03	\$216,000	1590	0	7	1998	3	5396	N	N	14003 12TH PL S
006	931540	0080	11/18/04	\$246,000	1590	0	7	1998	3	5857	N	N	14032 12TH PL S
006	384260	0045	5/1/03	\$198,500	1640	0	7	1961	3	7701	N	N	2843 S 152ND ST
006	382140	0150	9/22/04	\$235,000	1650	0	7	1978	3	7680	N	N	13626 6TH PL S
006	212304	9590	9/29/05	\$273,000	1660	0	7	1963	3	7490	N	N	2906 S 148TH ST
006	212304	9555	7/28/03	\$195,000	1680	0	7	1963	3	7490	N	N	2910 S 148TH ST
006	176060	0147	6/20/05	\$271,000	1690	570	7	1953	3	16125	N	N	645 S 147TH PL
006	212304	9579	8/19/05	\$317,000	1700	0	7	1998	3	13901	N	N	2816 S 148TH ST
006	172304	9440	6/28/05	\$252,000	1720	0	7	1959	3	19200	N	N	14211 6TH AV S
006	392340	0127	7/20/04	\$269,950	1740	0	7	1993	3	8023	N	N	15021 28TH LN S
006	688150	0090	1/26/05	\$233,000	1750	0	7	1958	4	8025	N	N	13602 3RD AV S
006	212304	9395	5/26/05	\$226,000	1760	0	7	1959	3	9000	N	N	2635 S 144TH ST
006	212304	9274	10/23/03	\$228,900	1800	0	7	1953	4	11700	N	N	3059 S 146TH ST
006	392340	0061	7/15/05	\$242,000	1830	0	7	1962	3	8160	N	N	14915 28TH LN S
006	280320	0010	8/13/03	\$216,700	1870	0	7	1957	4	9636	N	N	914 S 137TH ST
006	392340	0062	11/2/04	\$224,500	1890	0	7	1962	4	9003	N	N	14905 28TH LN S
006	392340	0128	8/9/04	\$245,000	1930	0	7	1993	3	8567	N	N	15027 29TH AV S
006	172304	9032	5/13/04	\$269,950	2000	0	7	1987	3	21239	N	N	13628 10TH AV S
006	212304	9570	5/6/03	\$249,000	2020	0	7	1999	3	11784	N	N	3010 S 148TH ST
006	172304	9460	6/28/05	\$339,000	2030	0	7	1961	3	9034	N	N	13708 10TH AV S
006	212304	9142	10/22/03	\$259,950	2040	0	7	2003	3	7800	N	N	3028 S 146TH ST
006	931540	0050	6/11/03	\$250,000	2070	0	7	1998	3	4805	N	N	14024 12TH PL S
006	212304	9589	9/7/05	\$329,000	2190	0	7	2000	3	9059	N	N	15021 26TH LN S
006	172304	9597	4/14/04	\$296,000	2330	0	7	2003	3	7211	N	N	13670 11TH PL S
006	172304	9598	4/6/04	\$285,089	2360	0	7	2003	3	7184	N	N	13680 11TH PL S
006	172304	9409	5/27/04	\$303,000	2360	0	7	2003	3	8339	N	N	13690 11TH PL S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	172304	9600	2/23/05	\$330,000	2360	0	7	2004	3	6541	N	N	1012 S 138TH ST
006	534300	0040	2/10/03	\$180,978	2380	0	7	1959	3	10000	N	N	13824 9TH PL S
006	212304	9226	6/25/03	\$290,500	2400	0	7	2003	3	11700	N	N	3024 S 148TH ST
006	392340	0058	12/21/04	\$243,500	1370	680	8	1936	4	12427	N	N	2809 S 148TH ST
006	024150	0060	6/10/03	\$201,900	1420	0	8	1958	4	9768	N	N	14435 25TH AV S
006	172304	9487	11/10/05	\$299,975	1440	920	8	1964	4	8800	N	N	704 S 142ND ST
006	276260	0045	5/11/05	\$299,000	1470	530	8	1956	3	15975	N	N	14054 6TH AV S
006	172304	9139	11/15/04	\$279,000	1840	0	8	1985	3	73180	N	N	1228 S 140TH ST
006	638855	0100	5/13/04	\$299,000	1910	0	8	1998	3	7292	N	N	14533 4TH CT S
006	212304	9569	12/8/05	\$346,000	1980	0	8	1993	3	11731	N	N	3012 S 148TH ST
006	603000	0035	7/2/04	\$290,000	2020	0	8	2004	3	7763	N	N	707 S 137TH PL
006	212304	9592	10/24/05	\$350,000	2030	0	8	2001	3	7739	N	N	14421 26TH LN S
006	202304	9007	5/11/04	\$356,100	2080	350	8	1929	5	25349	N	N	836 S 146TH ST
006	638855	0180	8/2/04	\$365,000	2110	1010	8	1998	3	8227	N	N	14405 4TH CT S
006	212304	9594	10/1/04	\$336,950	2160	0	8	2003	3	7254	N	N	14640 27TH LN S
006	638855	0190	3/18/05	\$390,000	2200	0	8	1997	3	8035	N	N	14253 4TH CT S
006	392340	0048	9/15/04	\$320,000	2210	0	8	2001	3	10714	N	N	2845 S 148TH ST
006	212304	9603	10/26/04	\$329,950	2290	0	8	2004	3	10160	N	N	2606 S 148TH ST
006	212304	9595	4/28/05	\$364,000	2400	0	8	2004	3	8336	N	N	14650 27TH LN S
006	172304	9580	5/7/04	\$301,000	3460	0	8	2003	3	8144	N	N	709 S 142ND ST
006	212304	9223	12/9/03	\$340,000	2380	0	9	2003	3	9583	N	N	2424 S 146TH ST
006	004100	0387	12/28/05	\$485,000	2550	2500	9	1959	4	19350	N	N	3233 S 150TH ST
010	537980	0481	4/13/05	\$167,000	550	0	5	1942	5	8400	N	N	16208 47TH AV S
010	537980	0482	2/12/04	\$154,500	550	0	5	1942	4	8400	N	N	16216 47TH AV S
010	537980	0480	4/5/05	\$167,500	550	0	5	1942	3	8400	N	N	16202 47TH AV S
010	443600	0080	7/24/03	\$181,500	700	0	5	1950	5	10500	N	N	4859 S 172ND PL
010	443600	0035	7/27/05	\$221,500	700	0	5	1950	3	13975	N	N	4743 S 172ND PL
010	810860	0582	11/10/05	\$270,385	720	100	5	1943	4	21574	N	N	15854 42ND AV S
010	812520	0561	9/24/04	\$175,000	740	0	5	1948	4	12036	N	N	5105 S 170TH ST
010	004000	0210	8/24/04	\$178,000	740	0	5	1942	3	36843	N	N	4053 S 144TH ST
010	004100	0250	8/26/04	\$140,000	770	0	5	1942	4	10080	N	N	4050 S 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	4635	4/16/03	\$160,500	780	0	5	1951	5	6540	Y	N	17001 51ST AV S
010	537980	4635	8/18/05	\$230,000	780	0	5	1951	5	6540	Y	N	17001 51ST AV S
010	537980	0341	3/28/03	\$139,000	800	0	5	1930	3	8725	N	N	16219 51ST AV S
010	537980	0540	8/15/05	\$222,000	800	0	5	1926	5	10875	N	N	4448 S 164TH ST
010	004200	0370	5/21/04	\$220,000	800	800	5	1927	4	8927	N	N	4621 S 150TH ST
010	004200	0385	4/21/04	\$195,000	840	200	5	1923	3	7227	N	N	4653 S 150TH ST
010	537980	3475	10/28/05	\$170,000	860	0	5	1947	2	9315	N	N	4837 S 166TH ST
010	537980	0500	8/15/05	\$280,200	910	0	5	1943	5	25500	N	N	4626 S 164TH ST
010	004200	0095	6/24/05	\$280,000	940	0	5	1934	4	68389	N	N	4230 S 150TH ST
010	004200	0255	5/4/04	\$162,500	1100	0	5	1959	4	14874	N	N	4233 S 150TH ST
010	537980	0450	7/18/03	\$158,000	670	0	6	2003	3	13300	N	N	4740 S 164TH ST
010	004200	0259	11/6/03	\$155,900	690	0	6	1947	3	7211	N	N	15015 43RD PL S
010	004000	0408	5/7/03	\$175,000	720	480	6	1947	3	6450	N	N	14447 46TH AV S
010	537980	0520	6/16/05	\$228,000	760	0	6	1943	3	9750	N	N	4602 S 164TH ST
010	537980	5555	4/27/05	\$180,000	770	0	6	1948	3	8905	N	N	4755 S 172ND ST
010	537980	5450	10/21/05	\$226,990	770	0	6	1948	3	8937	N	N	4487 S 172ND ST
010	004000	0228	5/6/05	\$198,000	780	0	6	1939	4	6727	N	N	14429 42ND AV S
010	537980	5430	8/1/03	\$191,000	800	0	6	1948	4	8905	Y	N	4467 S 172ND ST
010	004000	0729	12/8/04	\$205,000	800	300	6	1942	3	19904	N	N	4405 S 146TH ST
010	537980	0300	11/18/03	\$173,950	830	0	6	1939	3	11250	N	N	16049 51ST AV S
010	537980	0300	7/27/05	\$224,300	830	0	6	1939	3	11250	N	N	16049 51ST AV S
010	537980	4775	4/1/03	\$194,500	840	0	6	1932	4	11200	Y	N	4449 S 170TH ST
010	537980	5375	8/15/05	\$245,000	850	0	6	1930	4	15450	N	N	4632 S 172ND PL
010	810860	0181	5/12/03	\$183,500	870	0	6	1920	5	10140	N	N	15610 44TH AV S
010	537980	0560	10/21/04	\$195,000	880	0	6	1947	3	12000	N	N	4432 S 164TH ST
010	004100	0555	9/19/05	\$229,950	880	340	6	1942	4	16867	N	N	4005 S 150TH ST
010	537980	5530	7/9/03	\$198,500	900	0	6	1948	5	8905	N	N	4737 S 172ND ST
010	537980	3620	12/18/03	\$189,350	910	0	6	1942	4	8700	N	N	4417 S 166TH ST
010	004000	0790	6/21/04	\$203,800	920	0	6	1958	4	18067	N	N	4252 S 148TH ST
010	004100	0190	11/18/05	\$277,500	920	0	6	1935	3	20239	N	N	4041 S 148TH ST
010	537980	2870	9/6/05	\$325,000	920	450	6	1947	4	24060	N	N	4644 S 166TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	2962	2/27/03	\$183,000	950	0	6	1993	3	7905	N	N	4448 S 166TH ST
010	537920	0161	1/12/04	\$191,000	990	200	6	1947	3	16380	N	N	16660 51ST AV S
010	004000	0231	6/13/05	\$230,500	1000	0	6	1954	4	8925	N	N	14435 42ND AV S
010	004000	0795	5/11/03	\$162,000	1010	0	6	1930	4	12641	N	N	4240 S 148TH ST
010	004000	0947	7/27/04	\$183,000	1040	0	6	1955	4	7128	N	N	14629 42ND AV S
010	537980	3031	6/13/03	\$188,000	1050	0	6	1920	4	8712	N	N	4253 S 164TH ST
010	004200	0130	8/16/05	\$210,000	1060	0	6	1935	3	39060	N	N	4615 S 148TH ST
010	537980	3051	10/27/05	\$240,950	1080	0	6	1955	4	7824	N	N	4243 S 164TH ST
010	810860	0300	1/6/03	\$177,200	1090	0	6	1941	3	11610	N	N	4451 S 156TH ST
010	537980	4320	8/20/04	\$205,000	1100	670	6	1941	3	10000	N	N	4605 S 168TH ST
010	004200	0215	7/25/03	\$235,000	1120	380	6	1939	4	14952	N	N	4802 S 150TH ST
010	537920	0112	11/12/04	\$240,000	1150	780	6	1942	3	13520	N	N	16444 51ST AV S
010	810860	0200	4/29/03	\$181,700	1160	0	6	1956	3	13652	N	N	4405 S 158TH ST
010	222304	9044	1/7/05	\$250,000	1250	310	6	1937	4	20370	N	N	4646 S 160TH ST
010	810860	0501	2/11/04	\$201,000	1270	0	6	1926	4	8499	Y	N	4404 S 160TH ST
010	537920	0067	12/8/03	\$217,500	1290	1150	6	1940	3	12001	N	N	16036 51ST AV S
010	537980	4520	8/3/04	\$208,000	1290	0	6	1947	4	9750	N	N	4714 S 172ND ST
010	004300	0125	9/30/05	\$225,000	1320	0	6	1918	4	9774	N	N	15222 37TH PL S
010	537980	5460	10/12/05	\$183,250	1360	0	6	1949	4	8905	N	N	4704 S 172ND PL
010	004200	0030	9/28/05	\$289,000	1360	300	6	1941	4	8080	N	N	4261 S 148TH ST
010	810860	0201	8/4/05	\$255,000	1390	0	6	1958	5	21903	N	N	4411 S 158TH ST
010	538160	0105	9/24/03	\$181,000	1420	0	6	1948	3	25520	N	N	4829 S 175TH ST
010	004300	0228	10/12/04	\$235,000	1470	0	6	1929	4	12600	N	N	15234 40TH AV S
010	537920	0146	7/26/05	\$280,000	1570	100	6	1959	3	9450	N	N	16626 51ST AV S
010	537980	0221	7/25/05	\$225,000	1660	0	6	1939	3	11385	N	N	4821 S 160TH ST
010	537980	4515	9/6/05	\$255,000	2150	0	6	1947	3	17875	N	N	4706 S 172ND ST
010	537980	4650	6/13/05	\$298,500	2200	0	6	1987	3	18260	N	N	4835 S 170TH ST
010	812520	0180	12/23/04	\$296,950	2260	0	6	2002	3	13067	Y	N	17047 53RD AV S
010	812520	0275	5/30/03	\$210,000	900	0	7	1987	3	9689	N	N	5119 S 173RD LN
010	537980	3435	5/30/03	\$163,200	960	0	7	1956	3	7800	N	N	4848 S 168TH ST
010	238660	0020	2/4/04	\$192,000	960	0	7	1960	4	11340	N	N	15825 47TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	0002	10/23/03	\$209,000	960	220	7	1957	4	10050	N	N	16026 42ND AV S
010	004200	0113	7/7/05	\$275,000	960	960	7	1977	3	7316	N	N	14850 42ND AV S
010	810860	0521	11/23/04	\$325,000	960	540	7	1953	3	49222	N	N	4252 S 160TH ST
010	537980	4393	11/23/04	\$200,000	980	720	7	1954	3	8970	N	N	4425 S 170TH ST
010	537980	5710	10/14/04	\$250,000	980	260	7	1959	3	26400	N	N	4708 S 175TH ST
010	537980	2999	9/9/04	\$242,850	990	0	7	1975	3	11092	N	N	4420 S 166TH ST
010	810860	0522	2/26/04	\$195,000	1000	0	7	1955	4	14843	N	N	4253 S 158TH ST
010	810860	0128	9/23/03	\$182,000	1010	0	7	1965	4	8170	N	N	4258 S 158TH ST
010	537980	0382	10/13/04	\$249,950	1010	0	7	1955	3	9527	N	N	4918 S 164TH ST
010	537980	4663	5/25/04	\$239,950	1030	430	7	1963	4	9752	N	N	4837 S 170TH ST
010	537980	4681	8/16/04	\$255,000	1040	430	7	1961	4	18425	N	N	4667 S 170TH ST
010	004100	0180	7/28/04	\$240,000	1050	500	7	1967	3	19871	N	N	4051 S 148TH ST
010	537980	0582	9/23/04	\$243,000	1050	200	7	1947	3	14400	N	N	4416 S 164TH ST
010	812520	0171	9/9/05	\$294,000	1050	800	7	1962	3	15000	N	N	17046 51ST AV S
010	537980	4617	3/18/05	\$241,950	1060	0	7	1961	3	8424	N	N	17049 51ST AV S
010	537980	2896	4/24/03	\$241,000	1080	140	7	1962	4	11250	N	N	16447 47TH AV S
010	537980	5360	10/20/05	\$280,000	1080	0	7	1964	4	9270	N	N	17230 MILITARY RD S
010	004100	0236	10/28/05	\$319,500	1080	1050	7	1980	4	7200	N	N	14928 41ST PL S
010	537980	3940	7/26/04	\$230,000	1100	0	7	1957	3	10313	N	N	4405 S 168TH ST
010	537980	2945	12/9/05	\$299,500	1100	770	7	1958	3	8700	N	N	4611 S 164TH ST
010	681830	0015	6/21/04	\$216,000	1110	300	7	1958	3	8575	N	N	16041 47TH AV S
010	537980	4710	6/28/05	\$267,500	1120	0	7	1967	3	20625	N	N	4643 S 170TH ST
010	885880	0055	12/5/05	\$354,950	1120	580	7	1956	3	6500	Y	N	16628 53RD AV S
010	537980	0065	4/13/04	\$226,000	1130	0	7	1955	4	9796	N	N	4245 S 160TH ST
010	537920	0166	5/25/05	\$289,950	1130	680	7	1955	3	12750	N	N	5150 S 168TH ST
010	537980	6316	1/8/04	\$239,000	1140	1140	7	1962	3	9917	N	N	17510 MILITARY RD S
010	192250	0040	5/24/05	\$314,000	1140	900	7	1960	3	8400	N	N	16046 46TH AV S
010	238660	0040	2/26/04	\$294,900	1160	1160	7	1963	4	10318	Y	N	15816 47TH AV S
010	810860	0520	8/18/03	\$259,950	1170	650	7	1966	4	14587	N	N	4375 S 158TH ST
010	537980	3990	9/30/05	\$279,000	1170	330	7	1993	3	7755	N	N	16840 MILITARY RD S
010	681830	0045	11/16/05	\$316,875	1170	820	7	1958	4	8416	Y	N	16028 47TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	004000	0647	10/12/05	\$281,000	1180	450	7	1942	4	12913	N	N	14631 51ST AV S
010	537980	3240	3/11/05	\$315,000	1180	940	7	1995	3	7212	N	N	4310 S 168TH ST
010	004000	0818	1/20/04	\$205,000	1200	0	7	1967	4	9520	N	N	14650 42ND AV S
010	870050	0110	3/31/04	\$252,600	1200	1100	7	1963	3	9600	N	N	5105 S 163RD PL
010	537980	0170	1/7/03	\$225,000	1210	1210	7	1959	3	8400	N	N	4629 S 160TH ST
010	537980	0492	7/21/04	\$228,650	1210	0	7	1966	3	8550	N	N	16311 47TH PL S
010	537980	0605	3/25/05	\$269,500	1210	320	7	1964	3	8400	N	N	4404 S 164TH ST
010	919860	0065	3/26/04	\$269,950	1230	750	7	1959	3	8594	N	N	16046 48TH AV S
010	537920	0065	5/26/04	\$225,000	1240	0	7	1960	4	26627	Y	N	16030 51ST AV S
010	919860	0005	11/10/04	\$265,000	1240	400	7	1959	3	8400	N	N	16013 48TH AV S
010	004100	0261	11/16/05	\$231,000	1250	860	7	1964	4	8413	N	N	4030 S 150TH ST
010	812520	0130	12/29/03	\$244,950	1250	730	7	1961	3	11519	N	N	17022 51ST AV S
010	537980	4779	6/27/05	\$277,000	1250	230	7	1963	3	17020	N	N	4441 S 170TH ST
010	537980	4341	8/31/04	\$275,000	1260	1080	7	1967	3	15600	N	N	4459 S 168TH ST
010	222304	9107	9/20/04	\$235,000	1280	0	7	1997	3	6721	N	N	15642 42ND AV S
010	810860	0182	4/10/03	\$238,055	1290	690	7	1962	4	10985	N	N	15604 44TH AV S
010	810860	0125	2/14/05	\$295,000	1290	610	7	1962	4	12324	N	N	15633 44TH AV S
010	537980	2880	12/13/05	\$318,000	1290	500	7	1958	4	12750	N	N	4715 S 164TH ST
010	538160	0121	2/16/05	\$217,000	1300	570	7	1964	3	15010	N	N	4851 S 175TH ST
010	870050	0100	12/27/04	\$223,000	1300	630	7	1963	3	9600	N	N	5107 S 163RD PL
010	192260	0050	5/12/03	\$243,250	1300	400	7	1962	3	9100	N	N	16031 46TH AV S
010	538160	0121	6/2/05	\$289,950	1300	570	7	1964	3	15010	N	N	4851 S 175TH ST
010	919860	0035	7/20/05	\$339,000	1310	400	7	1959	3	8594	N	N	16002 48TH AV S
010	004100	0544	1/16/03	\$190,000	1320	0	7	1952	4	18760	N	N	3735 S 150TH ST
010	004100	0596	11/7/03	\$264,000	1320	1320	7	1955	4	6856	N	N	15117 42ND AV S
010	238660	0041	10/16/03	\$192,000	1330	0	7	1957	5	8775	N	N	15818 47TH AV S
010	537980	0485	12/23/04	\$227,000	1330	0	7	1966	4	10872	N	N	4704 S 164TH ST
010	537980	0485	1/5/04	\$229,950	1330	0	7	1966	4	10872	N	N	4704 S 164TH ST
010	931490	0120	4/1/03	\$205,000	1340	1050	7	1962	3	10692	N	N	16221 45TH PL S
010	537980	4660	5/12/04	\$220,000	1340	800	7	1957	4	10400	Y	N	4825 S 170TH ST
010	537980	2854	12/16/03	\$200,900	1340	0	7	1964	4	10425	N	N	4733 S 164TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	0390	10/27/05	\$255,500	1340	0	7	1957	4	10890	N	N	4904 S 164TH ST
010	537980	0385	1/13/04	\$201,550	1350	0	7	1957	4	10890	N	N	4910 S 164TH ST
010	931490	0170	4/6/05	\$281,000	1350	210	7	1962	3	8480	N	N	4512 S 163RD PL
010	537980	4272	12/10/03	\$232,000	1360	690	7	1965	3	10540	N	N	4655 S 168TH ST
010	537980	2816	10/1/04	\$207,000	1360	0	7	1961	3	11175	N	N	4816 S 166TH ST
010	192260	0080	9/1/04	\$275,000	1360	570	7	1962	3	13055	N	N	16051 46TH AV S
010	812520	0280	2/15/05	\$270,000	1370	600	7	1966	3	7842	Y	N	16806 53RD AV S
010	721290	0010	9/16/05	\$295,500	1390	1200	7	1959	4	11000	N	N	15214 40TH AV S
010	812520	0300	10/31/05	\$295,000	1390	0	7	1955	4	13502	Y	N	16828 53RD AV S
010	537980	4740	8/30/04	\$235,000	1400	680	7	1978	3	8500	N	N	4617 S 170TH ST
010	810860	0083	1/6/03	\$254,500	1400	1200	7	1969	3	8459	N	N	4408 S 156TH ST
010	004300	0225	9/16/05	\$240,000	1410	0	7	1953	4	12982	N	N	4024 SOUTHCENTER BL
010	537980	3380	4/25/03	\$244,950	1420	740	7	1956	4	9913	Y	N	5009 S 167TH ST
010	537980	4400	6/17/03	\$209,000	1420	0	7	1963	4	10265	N	N	17008 MILITARY RD S
010	222304	9100	11/16/05	\$294,000	1420	0	7	1994	3	7200	Y	N	4610 S 160TH ST
010	537980	4400	6/24/05	\$265,000	1420	0	7	1963	4	10265	N	N	17008 MILITARY RD S
010	004200	0085	9/1/04	\$235,000	1440	600	7	1936	4	10006	N	N	4320 S 150TH ST
010	004000	0602	8/27/03	\$255,000	1440	590	7	1958	3	8190	Y	N	14610 46TH AV S
010	537980	0145	3/10/04	\$258,000	1450	580	7	1974	3	11250	N	N	16128 45TH AV S
010	004000	0603	3/10/05	\$305,000	1490	480	7	1958	3	9841	N	N	14622 46TH AV S
010	004000	0696	7/15/05	\$425,000	1500	1500	7	1965	4	8820	N	N	14630 46TH AV S
010	810860	0064	3/23/04	\$243,500	1510	370	7	1967	3	12420	N	N	4416 S 156TH ST
010	884970	0050	7/15/04	\$285,000	1510	450	7	1966	4	8664	N	N	16223 49TH AV S
010	537980	5395	1/10/03	\$220,000	1520	0	7	1990	3	9281	N	N	4470 S 173RD ST
010	885880	0025	8/11/03	\$243,000	1520	1060	7	1959	3	12150	Y	N	16635 53RD AV S
010	537980	0141	8/31/04	\$315,000	1520	930	7	1963	4	10800	N	N	4503 S 160TH ST
010	004000	0816	8/18/03	\$203,000	1540	0	7	1956	4	7140	N	N	14634 42ND AV S
010	885880	0005	11/29/05	\$329,200	1550	300	7	1958	4	12474	Y	N	16603 53RD AV S
010	537980	0565	4/2/03	\$300,500	1560	1560	7	1983	3	13620	Y	N	4428 S 164TH ST
010	537980	0684	4/24/03	\$223,000	1580	360	7	1945	4	17280	N	N	16212 42ND AV S
010	004000	0805	9/27/04	\$260,000	1590	400	7	1946	4	14078	N	N	4228 S 148TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	4460	8/27/04	\$233,000	1590	0	7	1955	4	13039	N	N	4438 S 172ND ST
010	537980	4032	10/19/05	\$250,000	1600	0	7	1942	4	14310	N	N	4428 S 170TH ST
010	537980	3375	8/25/04	\$255,000	1610	0	7	1980	3	10850	N	N	5017 S 167TH ST
010	004100	0608	8/26/05	\$332,450	1640	0	7	1992	3	10687	N	N	4023 S 151ST ST
010	222304	9011	2/20/03	\$178,000	1650	0	7	1951	3	10124	N	N	15654 42ND AV S
010	537980	4131	4/12/04	\$284,000	1650	700	7	1966	4	9000	Y	N	4668 S 170TH ST
010	537920	0165	8/12/05	\$230,000	1650	0	7	1952	3	12750	N	N	5134 S 168TH ST
010	004100	0177	4/23/04	\$285,000	1650	0	7	1992	3	7250	N	N	4037 S 148TH ST
010	004200	0227	1/6/03	\$255,000	1700	0	7	1996	3	9090	N	N	4636 S S 150TH ST
010	004000	0234	4/2/04	\$300,000	1710	0	7	1957	4	14434	N	N	14445 42ND AV S
010	537980	4351	11/18/03	\$246,000	1720	0	7	1992	3	7205	N	N	4447 S 168TH ST
010	004000	0336	5/28/03	\$243,000	1750	0	7	1995	3	8011	N	N	14412 42ND AV S
010	810860	0043	3/21/05	\$369,950	1780	1640	7	1997	3	24410	N	N	4432 S 156TH ST
010	004200	0150	12/16/04	\$290,000	1790	0	7	1915	5	24320	N	N	4820 S 150TH ST
010	537980	3351	7/14/03	\$218,000	1820	0	7	1954	4	12250	N	N	4632 S 168TH ST
010	004000	0344	3/3/03	\$230,000	1840	0	7	1994	3	10802	N	N	4215 S 144TH ST
010	537980	4005	3/23/04	\$251,000	1840	0	7	1997	3	8116	N	N	16854 MILITARY RD S
010	537980	4015	2/22/05	\$275,000	1840	0	7	1997	3	7222	N	N	4414 S 170TH ST
010	537980	2742	11/11/05	\$295,000	1900	0	7	1959	3	10531	N	N	16431 51ST AV S
010	004200	0091	3/8/04	\$260,000	1940	0	7	2003	3	6507	N	N	4328 S 150TH ST
010	537980	3370	1/13/05	\$316,000	1950	0	7	1946	3	37514	N	N	4654 S 168TH ST
010	537980	0483	4/26/05	\$289,500	1960	0	7	1995	3	8400	Y	N	16224 47TH AV S
010	004200	0127	6/13/05	\$352,500	1970	0	7	1966	4	10080	N	N	14800 46TH AV S
010	537980	3980	1/20/04	\$260,000	2030	450	7	1937	4	20873	Y	N	16834 MILITARY RD S
010	681840	0010	2/5/03	\$223,000	2070	0	7	1960	4	8200	N	N	5118 S 164TH ST
010	885880	0075	4/28/05	\$375,000	2090	1390	7	1963	5	24525	Y	N	16660 53RD AV S
010	885880	0075	10/25/05	\$465,000	2090	1390	7	1963	5	24525	Y	N	16660 53RD AV S
010	004100	0550	1/23/03	\$282,950	2130	0	7	2002	3	7656	N	N	3775 S 150TH ST
010	004100	0642	4/2/04	\$201,000	2290	0	7	1954	3	12581	N	N	3742 S 152ND ST
010	004100	0642	7/29/05	\$270,000	2290	0	7	1954	3	12581	N	N	3742 S 152ND ST
010	004100	0594	12/8/05	\$349,975	2400	0	7	1936	4	15370	N	N	4056 S 152ND ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	004000	0585	12/20/05	\$485,000	2470	0	7	1997	3	19530	N	N	4620 S 146TH ST
010	812520	0233	10/11/04	\$256,200	2620	0	7	1980	3	11000	N	N	17075 53RD AV S
010	537980	4470	1/14/03	\$234,000	1220	700	8	1966	3	13787	N	N	4450 S 172ND ST
010	261000	0010	4/24/03	\$282,990	1330	730	8	2002	3	6500	Y	N	4830 S 146TH ST
010	261000	0140	4/9/03	\$289,990	1330	730	8	2002	3	6500	Y	N	4812 S 145TH ST
010	261000	0120	3/13/03	\$290,000	1330	730	8	2002	3	6547	Y	N	4830 S 145TH ST
010	537980	4245	10/6/03	\$222,500	1360	0	8	1964	3	18889	N	N	4821 S 168TH ST
010	537980	0361	10/16/03	\$270,000	1590	700	8	1975	3	11166	Y	N	16232 49TH AV S
010	222304	9103	5/13/04	\$312,500	1590	480	8	1997	3	10781	N	N	4648 S 160TH ST
010	537980	3275	4/6/05	\$315,000	1680	0	8	1991	3	12500	N	N	4420 S 168TH ST
010	261000	0070	3/25/03	\$310,000	1750	970	8	2002	3	6500	Y	N	4815 S 145TH ST
010	261000	0050	5/20/03	\$322,990	1750	970	8	2002	3	6500	Y	N	4803 S 145TH ST
010	261000	0070	1/20/05	\$364,900	1750	970	8	2002	3	6500	Y	N	4815 S 145TH ST
010	222304	9105	7/14/04	\$370,000	1860	0	8	1995	3	9735	N	N	4652 S 160TH ST
010	004200	0090	5/6/04	\$306,770	2030	0	8	2003	3	8934	N	N	4324 S 150TH ST
010	004000	0230	8/24/05	\$335,000	2054	0	8	2004	3	11810	N	N	4064 S 146TH ST
010	537920	0140	7/14/05	\$345,000	2060	0	8	2001	3	8799	N	N	5125 S 166TH LN
010	810860	0505	8/4/05	\$376,000	2148	0	8	2005	3	30898	N	N	4272 S 160TH ST
010	537980	4071	4/22/03	\$289,950	2170	0	8	2000	3	9800	N	N	4604 S 170TH ST
010	537980	4210	9/22/04	\$330,000	2170	0	8	2000	3	7200	N	N	4845 S 168TH ST
010	004200	0087	4/5/04	\$330,950	2180	0	8	2003	3	8233	N	N	4306 S 150TH ST
010	261000	0060	7/29/03	\$295,000	2250	0	8	2002	3	6500	Y	N	4809 S 145TH ST
010	261000	0040	8/25/03	\$330,000	2250	0	8	2002	3	6500	Y	N	4808 S 146TH ST
010	261000	0040	10/25/04	\$355,000	2250	0	8	2002	3	6500	Y	N	4808 S 146TH ST
010	810860	0504	4/5/05	\$339,950	2260	0	8	2005	3	7751	N	N	4276 S 160TH ST
010	537980	4522	9/22/05	\$489,000	2310	900	8	2000	3	8125	N	N	4716 S 172ND ST
010	537980	4280	5/20/04	\$330,000	2380	0	8	2003	3	8400	N	N	4648 S 170TH ST
010	537980	0472	1/13/04	\$329,950	2390	0	8	2003	3	7000	N	N	4724 S 164TH ST
010	004200	0234	4/1/03	\$298,000	2450	0	8	1994	3	13278	N	N	4626 S 150TH ST
010	004000	0959	12/27/04	\$350,000	2500	0	8	2003	3	8113	N	N	4058 S 148TH ST
010	004000	0955	12/24/04	\$430,000	2500	870	8	2003	3	8758	N	N	4060 S 148TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	004000	0955	10/20/05	\$454,000	2500	870	8	2003	3	8758	N	N	4060 S 148TH ST
010	261000	0100	9/22/05	\$375,000	2510	1330	8	2002	3	6508	Y	N	4915 S 145TH ST
010	810860	0503	4/5/05	\$369,950	2609	0	8	2005	3	9393	N	N	4280 S 160TH ST
010	537980	0471	10/27/04	\$386,000	2710	0	8	2004	3	8000	N	N	4724 S 164TH ST
010	537920	0143	7/10/03	\$325,500	2850	0	8	2003	3	8899	N	N	5130 S 166TH LN
010	261000	0150	1/29/03	\$314,990	2860	0	8	2002	3	7265	Y	N	4806 S 145TH ST
010	261000	0030	2/24/03	\$325,000	2860	0	8	2002	3	6500	Y	N	4810 S 146TH ST
010	810860	0581	11/20/03	\$330,000	3000	0	8	2003	3	12764	N	N	15826 42ND AV S
010	779640	0150	1/11/04	\$300,000	1930	0	9	1989	3	12885	N	N	16432 53RD PL S
010	779640	0190	1/15/04	\$460,750	1930	1130	9	1988	3	11010	Y	N	16416 53RD PL S
010	537920	0204	1/27/05	\$550,000	2540	820	9	2003	3	7499	Y	N	5305 SLADE WY
010	004000	0758	6/6/03	\$418,000	3190	0	9	2002	3	9616	N	N	14639 46TH AV S
010	004000	0514	10/26/04	\$458,111	3374	0	9	2004	3	8519	Y	N	14416 48TH PL S
010	004000	0804	1/20/05	\$420,000	3483	0	9	2004	3	11215	N	N	4226 S 148TH ST
010	004000	0802	3/15/05	\$495,000	3483	0	9	2005	3	10851	N	N	4230 S 148TH ST
010	004000	0756	7/20/04	\$480,000	4370	0	9	2001	3	9619	Y	N	14641 46TH AV S

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013300	0121	3/25/03	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	013300	0140	9/17/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	031600	0095	11/11/05	\$288,900	RELATED PARTY, FRIEND, OR NEIGHBOR
001	031600	0125	11/24/04	\$62,859	QUIT CLAIM DEED;
001	031600	0135	10/25/05	\$79,400	DORRatio
001	031600	0160	5/26/05	\$240,000	UnFinArea
001	031600	0180	6/15/05	\$60,000	DORRatio
001	042304	9095	1/22/04	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	042304	9095	7/25/03	\$163,644	EXEMPT FROM EXCISE TAX
001	042304	9096	6/5/03	\$116,509	QUIT CLAIM DEED;
001	052304	9070	8/10/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	052304	9158	11/15/05	\$355,000	Diagnostic Outlier
001	052304	9175	10/8/03	\$40,000	DORRatio
001	052304	9175	11/2/04	\$357,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	079700	0110	11/8/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	079900	0015	2/1/05	\$214,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	092304	9179	2/3/03	\$63,769	QUIT CLAIM DEED DORRatio
001	092304	9185	9/29/04	\$255,000	ImpCount
001	092304	9198	6/25/04	\$257,000	ImpCount
001	092304	9204	11/29/04	\$140,000	QUIT CLAIM DEED
001	092304	9204	10/18/04	\$95,000	QUIT CLAIM DEED DORRatio
001	092304	9210	12/2/05	\$360,000	UnFinArea
001	092304	9386	4/16/03	\$1,680	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	092304	9428	1/28/04	\$156,000	Diagnostic Outlier
001	092304	9474	8/24/05	\$174,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	098500	0700	5/24/04	\$69,714	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	098500	0708	1/21/03	\$170,958	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	098600	0051	6/11/04	\$192,000	GOVERNMENT AGENCY
001	098600	0051	6/15/04	\$192,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
001	278700	0190	3/3/05	\$39,807	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
001	278700	0200	3/3/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	278700	0205	4/21/05	\$81,780	QUIT CLAIM DEED;
001	278940	0017	7/8/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	278940	0035	10/2/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	278940	0035	12/22/03	\$216,495	NO MARKET EXPOSURE;
001	284320	0065	5/19/03	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	309200	0205	11/15/05	\$180,000	UnFinArea
001	327590	0010	7/12/05	\$324,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	336140	0031	6/17/03	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	0210	5/5/05	\$395,000	UnFinArea
001	336140	0218	6/13/04	\$84,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	336140	0230	7/27/05	\$35,000	%NetCond Prevlmp<=25K DORRatio
001	336140	0240	6/28/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0250	7/23/03	\$169,950	ImpCount

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	336140	0365	8/19/03	\$159,500	FORCED SALE
001	336140	0375	8/5/05	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0416	7/2/03	\$187,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	0421	7/13/03	\$155,000	Diagnostic Outlier
001	336140	0495	1/16/03	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0885	2/11/05	\$10,667	DORRatio
001	336140	0940	5/18/04	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1200	2/3/03	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1685	10/14/05	\$50,641	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	336140	1717	7/10/03	\$124,000	NO MARKET EXPOSURE
001	336140	1750	4/25/03	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	336140	1785	12/12/03	\$159,457	NO MARKET EXPOSURE
001	336140	1791	2/24/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	1826	3/15/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	1841	6/15/04	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
001	336140	1855	5/21/03	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	1870	9/23/03	\$164,000	Obsol
001	336140	1874	3/21/05	\$4,600	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	336140	1887	4/30/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	336140	1887	9/19/03	\$212,000	QUIT CLAIM DEED
001	336140	1961	1/18/05	\$80,624	QUIT CLAIM DEED DORRatio
001	336140	2025	8/26/03	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	2035	8/16/05	\$189,001	EXEMPT FROM EXCISE TAX
001	336140	2039	4/1/03	\$74,956	PARTIAL INTEREST (103, 102, Etc.);
001	530020	0080	4/22/05	\$75,951	ImpCountRELATED PARTY, FRIEND, OR NEIGHBOR
001	535720	0016	1/22/03	\$209,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	562420	0476	5/23/03	\$267,950	NON-REPRESENTATIVE SALE
001	562420	0491	12/31/04	\$33,300	STATEMENT TO DOR DORRatio
001	562420	0717	8/17/04	\$76,260	QUIT CLAIM DEED DORRatio
001	562420	0971	7/14/04	\$127,794	QUIT CLAIM DEED;
001	725820	0040	4/1/04	\$78,625	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	739880	0015	4/16/03	\$141,364	QUIT CLAIM DEED
001	739880	0015	6/27/03	\$159,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	861480	0030	10/14/05	\$119,036	QUIT CLAIM DEED;
001	896180	0090	3/31/03	\$68,234	PARTIAL INTEREST (103, 102, Etc.);
001	896180	0275	7/10/03	\$225,950	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	017900	0161	5/6/04	\$135,000	NON-REPRESENTATIVE SALE
002	017900	0212	9/9/05	\$87,822	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	017900	0220	8/26/03	\$135,000	UnFinArea
002	017900	0330	3/22/04	\$100,000	NON-REPRESENTATIVE SALE
002	017900	0440	12/2/03	\$155,000	NO MARKET EXPOSURE;
002	017900	0530	2/6/04	\$48,500	DORRatio
002	017900	0805	9/8/03	\$119,000	DORRatio
002	017900	0975	10/14/05	\$100,000	DORRatio
002	017900	1042	5/18/04	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	017900	1046	12/2/04	\$146,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	1046	5/8/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1048	5/3/05	\$160,000	%Compl ActivePermitBeforeSale>25K
002	017900	1048	12/7/04	\$132,800	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	1048	5/15/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1050	12/9/04	\$140,000	%Compl ActivePermitBeforeSale>25K
002	017900	1050	9/21/04	\$90,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	1050	5/7/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1155	3/8/04	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	1390	8/28/03	\$62,184	ASSUMPTION OF MORTGAGE
002	017900	1455	5/12/05	\$130,000	%NetCond PrevlImp<=25K
002	017900	1555	11/3/03	\$75,189	QUIT CLAIM DEED DORRatio
002	017900	1805	4/19/04	\$68,439	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	017900	2275	6/24/04	\$80,000	%NetCond PrevlImp<=25K
002	017900	2575	2/11/04	\$149,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	017900	3005	10/4/04	\$100,000	PrevlImp<=25K
002	218500	0665	5/17/05	\$220,000	MULTI-PARCEL SALE
002	322404	9003	6/23/05	\$198,000	MULTI-PARCEL SALE
002	322404	9037	4/8/03	\$40,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	334740	0310	12/18/03	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0310	10/13/03	\$153,019	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0420	9/26/03	\$197,000	ImpCountQUIT CLAIM DEED
002	334740	0486	11/24/03	\$53,279	QUIT CLAIM DEED DORRatio
002	334740	0760	9/23/03	\$18,485	QUIT CLAIM DEED DORRatio
002	334740	0880	8/30/04	\$215,000	UnFinArea
002	334740	0880	11/21/05	\$313,900	UnFinArea
002	334740	1185	11/15/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	335140	0245	10/3/03	\$181,000	QUIT CLAIM DEED
002	335140	0475	12/20/04	\$226,000	ImpCount
002	335140	0620	8/12/04	\$75,000	NON-REPRESENTATIVE SALE
002	335140	0625	10/20/03	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	734060	0121	8/1/03	\$25,000	QUIT CLAIM DEED DORRatio
002	734060	0140	10/18/05	\$450,000	UnFinArea
002	734060	0240	7/13/05	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	734060	0282	8/4/04	\$72,000	QUIT CLAIM DEED DORRatio
002	734060	0283	3/30/05	\$4,725	ImpCountQUIT CLAIM DEED DORRatio
003	011100	0066	6/28/04	\$71,000	DORRatio
003	011100	0165	8/19/04	\$147,500	QUIT CLAIM DEED;
003	011100	0305	7/25/03	\$151,814	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	011100	0305	12/24/03	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	079500	0180	3/24/03	\$230,000	ImpCount
003	079500	0315	8/26/04	\$130,000	NON-REPRESENTATIVE SALE
003	079500	0485	10/4/04	\$90,000	NON-REPRESENTATIVE SALE DORRatio
003	079500	0510	11/2/05	\$71,271	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
003	079500	0795	4/2/04	\$65,000	DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	079500	0820	1/27/03	\$107,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	0915	7/30/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1039	6/28/04	\$80,000	DORRatio
003	079500	1040	6/28/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1050	11/8/04	\$201,000	SEGREGATION ANDOOR MERGER
003	079500	1276	7/1/05	\$205,624	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
003	079500	1450	8/24/04	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1640	6/18/03	\$198,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	079500	1675	1/10/05	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	079500	1675	11/5/04	\$161,180	EXEMPT FROM EXCISE TAX
003	079600	0170	7/20/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079700	0055	12/29/05	\$310,000	ActivePermitBeforeSale>25K
003	079800	0020	4/28/03	\$184,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079800	0170	12/8/03	\$136,656	FORCED SALE
003	079800	0171	10/20/03	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079800	0214	3/31/03	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0216	4/22/04	\$245,000	NO MARKET EXPOSURE;
003	079800	0280	3/29/05	\$209,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0357	3/11/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0586	5/27/03	\$152,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079800	0670	10/10/03	\$236,000	NON-REPRESENTATIVE SALE
003	082304	9042	3/2/05	\$19,653	DORRatio
003	098500	0765	3/15/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	098500	0833	9/25/03	\$162,500	Diagnostic Outlier
003	098500	0850	10/20/03	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
003	098500	0955	10/27/03	\$135,192	NO MARKET EXPOSURE;
003	098500	1005	11/30/05	\$77,914	DORRatio
003	144640	0200	7/26/04	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0230	3/10/04	\$80,500	DORRatio
003	144640	0500	8/25/05	\$55,721	QUIT CLAIM DEED DORRatio
003	144640	0500	8/25/05	\$55,721	QUIT CLAIM DEED;
003	144640	0530	4/1/04	\$229,000	UnFinArea
003	144640	0610	8/4/05	\$251,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0705	5/1/03	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144640	0783	9/27/04	\$60,000	DORRatio
003	144640	1035	12/16/03	\$70,000	DORRatio
003	144640	1035	12/15/03	\$8,000	FULL SALES PRICE NOT REPORTED DORRatio
003	144640	1165	4/9/03	\$108,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144640	1270	8/26/03	\$112,500	FORCED SALE;
003	144640	1285	10/1/04	\$95,000	DORRatio
003	144640	1440	5/13/04	\$70,000	QUIT CLAIM DEED DORRatio
003	144640	1470	9/30/03	\$90,000	QUIT CLAIM DEED;
003	144640	1470	4/11/03	\$76,058	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	144640	1530	5/9/03	\$72,563	QUIT CLAIM DEED;
003	144640	1760	1/6/05	\$149,000	NON-REPRESENTATIVE SALE

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	144640	1870	1/31/05	\$216,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	2100	5/1/03	\$170,000	NON-REPRESENTATIVE SALE
003	144640	2430	10/12/05	\$167,000	Diagnostic Outlier-Box Plot
003	144640	2985	4/27/04	\$184,900	QUESTIONABLE PER SALES IDENTIFICATION
003	144640	3155	7/7/03	\$127,200	FORCED SALE
003	144640	3460	8/12/03	\$126,716	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144640	3460	7/11/04	\$137,900	STATEMENT TO DOR
003	144640	3470	6/8/04	\$127,000	NON-REPRESENTATIVE SALE
003	144640	3630	1/23/04	\$100,000	DORRatio
003	144640	4025	9/20/04	\$123,250	Diagnostic Outlier
003	144640	4025	5/12/05	\$177,700	PARTIAL INTEREST (103, 102, Etc.)
003	144680	0136	9/26/05	\$350,000	%Compl ActivePermitBeforeSale>25K
003	144680	0136	4/13/05	\$115,000	%Compl DORRatio ActivePermitBeforeSale>25K
003	144680	0605	10/25/04	\$100,000	NON-REPRESENTATIVE SALE
003	144680	0605	11/8/04	\$126,000	NON-REPRESENTATIVE SALE
003	144680	0605	10/25/04	\$70,500	NON-REPRESENTATIVE SALE DORRatio
003	144680	0955	4/28/04	\$209,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144680	0985	1/25/04	\$47,500	DORRatio
003	144680	0990	9/17/03	\$50,000	DORRatio
003	144680	1055	12/6/05	\$158,621	EXEMPT FROM EXCISE TAX
003	144760	0050	7/21/03	\$175,000	Diagnostic Outlier
003	144760	0150	9/1/04	\$278,000	UnFinArea
003	144760	0186	7/24/05	\$275,000	ImpCount
003	144760	0195	12/21/05	\$300,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
003	144760	0195	12/15/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144760	0235	5/1/03	\$161,500	NO MARKET EXPOSURE;NON-REPRESENTATIVE SALE
003	144760	0250	3/18/05	\$300,000	Lack of Representation-Poor Condition
003	144760	0250	10/16/03	\$116,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144760	0280	3/18/05	\$329,900	PrevLand<=25K
003	144760	0325	10/31/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144760	0415	1/24/03	\$171,800	EXEMPT FROM EXCISE TAX
003	144760	0470	2/26/03	\$127,000	NO MARKET EXPOSURE
003	162304	9071	3/2/05	\$120,000	PersMH0
003	162304	9103	4/26/03	\$175,000	UnFinArea
003	172304	9065	5/2/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172304	9102	12/1/05	\$450,000	Diagnostic Outlier
003	172304	9200	4/6/04	\$22,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172304	9200	4/14/04	\$22,500	QUIT CLAIM DEED %NetCond PrevImp<=25K DORRatio
003	172304	9256	3/5/03	\$146,375	FORCED SALE; EXEMPT FROM EXCISE TAX
003	172304	9256	4/28/03	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172304	9366	8/6/03	\$55,000	DORRatio
003	172304	9366	5/14/03	\$15,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172304	9427	4/23/04	\$108,818	QUIT CLAIM DEED;
003	172304	9436	5/4/05	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	172304	9606	8/30/04	\$75,000	DORRatio

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	258880	0005	12/9/04	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	603140	0065	1/2/04	\$145,000	EXEMPT FROM EXCISE TAX
003	603140	0130	1/13/04	\$150,000	ImpCount
003	603140	0141	3/12/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	746000	0010	6/25/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	801860	0165	10/19/04	\$305,000	ImpCount
003	801860	0265	8/17/05	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	801860	0410	9/30/03	\$93,990	QUIT CLAIM DEED;
003	801860	0433	5/26/04	\$173,500	QUIT CLAIM DEED;
003	801860	0485	3/26/03	\$164,500	MULTI-PARCEL SALE
003	801860	0532	8/24/03	\$77,500	EXEMPT FROM EXCISE TAX
003	801860	0551	10/27/04	\$100,000	CONTRACT OR CASH SALE
003	801860	0975	9/20/04	\$105,000	%NetCond Prevlmp<=25K
003	801860	0975	3/18/05	\$214,000	%NetCond Prevlmp<=25K
003	801920	0090	3/29/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	801920	0110	7/26/03	\$99,170	QUIT CLAIM DEED;
003	801920	0120	5/23/05	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	801920	0425	1/10/05	\$159,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	801920	0635	8/12/03	\$50,000	DORRatio
003	801920	0635	5/21/04	\$294,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	801920	0769	3/12/04	\$77,038	QUIT CLAIM DEED;
003	801920	0875	10/31/05	\$274,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	801920	0935	9/3/03	\$136,410	QUIT CLAIM DEED;
003	801920	0965	4/22/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	025700	0050	2/5/04	\$165,000	Diagnostic Outlier
004	025700	0099	1/21/05	\$268,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	025700	0099	5/4/04	\$213,000	EXEMPT FROM EXCISE TAX
004	025700	0175	12/12/05	\$356,000	ImpCount
004	025700	0175	9/16/03	\$56,000	ImpCountQUIT CLAIM DEED DORRatio
004	025700	0220	10/25/03	\$112,500	DORRatio
004	092304	9408	3/1/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	152304	9058	1/21/03	\$185,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	162304	9129	4/20/05	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162304	9129	1/21/05	\$164,419	EXEMPT FROM EXCISE TAX
004	162304	9188	4/12/05	\$250,000	QUESTIONABLE PER SALES IDENTIFICATION
004	162304	9188	10/21/03	\$102,000	QUIT CLAIM DEED
004	162304	9282	10/3/03	\$394,116	PersMH0BANKRUPTCY - RECEIVER OR TRUSTEE;
004	162304	9282	4/14/05	\$1,350,000	PersMH0MULTI-PARCEL SALE; MOBILE HOME DORRatio
004	162304	9307	12/7/04	\$242,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	162304	9350	3/22/04	\$203,906	QUIT CLAIM DEED
004	269360	0020	3/30/05	\$108,528	QUIT CLAIM DEED;
004	269360	0060	12/29/03	\$1,090	QUIT CLAIM DEED DORRatio
004	359860	0087	11/3/05	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	359860	0088	9/22/04	\$240,000	QUESTIONABLE PER SALES IDENTIFICATION
004	382600	0004	4/13/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	382600	0050	10/19/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	382600	0065	7/6/04	\$181,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	382600	0140	11/17/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	382600	0165	12/16/05	\$123,730	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
004	382600	0185	8/5/04	\$165,000	PARTIAL INTEREST (103, 102, Etc.);
004	382600	0190	5/27/05	\$153,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	382600	0245	2/2/04	\$139,500	NON-REPRESENTATIVE SALE
004	382600	0400	4/30/03	\$226,000	ImpCount
004	382600	0490	9/7/04	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	382600	0495	4/1/05	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	382600	0510	1/26/05	\$198,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	382600	0570	1/15/04	\$246,500	ImpCount
004	382600	0685	5/28/04	\$52,850	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	382600	0797	12/21/04	\$147,481	QUIT CLAIM DEED
004	382600	0810	1/21/03	\$150,000	QUIT CLAIM DEED; STATEMENT TO DOR
004	500000	0025	11/23/05	\$163,000	QUIT CLAIM DEED;
004	500000	0060	11/7/03	\$150,217	QUIT CLAIM DEED
004	500050	0030	4/2/03	\$164,950	FORCED SALE
004	500050	0070	8/24/05	\$76,000	QUIT CLAIM DEED DORRatio
004	523280	0022	6/4/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	523280	0047	12/15/04	\$108,157	QUIT CLAIM DEED;
004	553160	0080	12/12/05	\$280,000	Diagnostic Outlier
004	559900	0010	10/1/04	\$101,000	NON-REPRESENTATIVE SALE
004	608240	0095	4/23/03	\$135,000	NO MARKET EXPOSURE;
004	608240	0162	12/23/04	\$52,000	DORRatio
004	608240	0197	3/25/04	\$148,000	QUIT CLAIM DEED; R
004	608240	0250	2/18/05	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608240	0340	7/3/03	\$225,000	QUESTIONABLE PER APPRAISAL;
004	608300	0004	10/13/03	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608300	0008	12/9/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608300	0108	9/22/03	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	608300	0142	11/11/03	\$28,318	QUIT CLAIM DEED;
004	609940	0053	11/21/05	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	609940	0131	9/15/03	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	609940	0200	6/10/04	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	609940	0211	12/13/04	\$272,500	UnFinArea
004	609940	0270	1/27/04	\$200,000	PRELIMINARY SHORTPLAT APPROVAL
004	609940	0271	8/28/03	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0031	6/28/04	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	640460	0050	5/17/05	\$115,000	NON-REPRESENTATIVE SALE
004	640460	0080	5/6/04	\$75,000	DORRatio
004	640460	0094	8/7/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0230	3/12/04	\$115,000	NON-REPRESENTATIVE SALE
004	640460	0240	11/30/04	\$229,000	QUIT CLAIM DEED
004	640460	0241	7/2/03	\$205,000	GOVERNMENT AGENCY

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	734660	0007	7/17/04	\$150,000	PARTIAL INTEREST (103, 102, Etc.);
004	734660	0060	9/13/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	734660	0092	4/29/04	\$270,500	ImpCount
004	734660	0137	9/16/05	\$251,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	734660	0276	2/26/03	\$166,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	734660	0279	4/23/03	\$67,366	QUIT CLAIM DEED;
004	735860	0095	9/19/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	735860	0135	6/26/03	\$129,424	BANKRUPTCY - RECEIVER OR TRUSTEE
004	735960	0385	7/9/04	\$285,000	ImpCount
004	735960	0410	5/15/03	\$101,159	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	735960	0460	1/27/03	\$188,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0040	9/11/05	\$30,000	QUIT CLAIM DEED DORRatio
004	886400	0040	9/11/05	\$30,000	QUIT CLAIM DEED DORRatio
004	886400	0170	4/14/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0375	10/7/04	\$158,250	BANKRUPTCY - RECEIVER OR TRUSTEE
004	886400	0430	8/9/05	\$253,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	886400	0635	2/11/03	\$118,000	Diagnostic Outlier-Box Plot
004	886400	0635	10/6/03	\$181,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0695	8/10/04	\$189,031	EXEMPT FROM EXCISE TAX
004	886400	0695	12/13/04	\$177,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	886400	0695	8/26/04	\$189,031	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	886400	0700	3/11/05	\$243,000	ImpCount
004	886400	0720	9/19/05	\$20,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
004	886400	0730	10/27/03	\$162,750	GOVERNMENT AGENCY
004	886400	0735	8/3/04	\$168,000	EXEMPT FROM EXCISE TAX
004	886400	0845	8/13/04	\$139,337	QUIT CLAIM DEED
004	936130	0040	9/18/03	\$188,100	PARTIAL INTEREST (103, 102, Etc.);
004	936130	0040	4/28/03	\$1,800	PARTIAL INTEREST (103, 102, Etc.);
004	950900	0030	5/10/04	\$168,544	EXEMPT FROM EXCISE TAX
004	950900	0030	10/15/04	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	152304	9204	10/20/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	152304	9260	11/7/03	\$96,750	QUIT CLAIM DEED DORRatio
005	261200	0170	5/27/03	\$89,073	QUIT CLAIM DEED DORRatio
005	261200	0380	9/30/05	\$354,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	261320	0050	6/23/04	\$265,375	MULTI-PARCEL SALE;
005	567300	0125	4/18/03	\$47,662	QUIT CLAIM DEED DORRatio
005	567300	0160	2/25/04	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	734060	0682	6/23/05	\$126,532	RELATED PARTY, FRIEND, OR NEIGHBOR
005	734060	0685	6/23/05	\$80,141	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	734060	0686	6/23/05	\$112,528	RELATED PARTY, FRIEND, OR NEIGHBOR
005	734060	0882	9/19/03	\$79,461	QUIT CLAIM DEED DORRatio
005	734060	0923	11/9/05	\$428,719	%Compl ActivePermitBeforeSale>25K
005	734060	0931	5/18/04	\$62,776	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
005	734560	0945	3/4/05	\$141,000	QUIT CLAIM DEED
005	734760	0005	3/3/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	734760	0355	5/23/03	\$200,000	CONTRACT OR CASH SALE
005	734820	0020	10/11/04	\$145,000	Diagnostic Outlier
005	734820	0050	11/24/03	\$31,620	QUIT CLAIM DEED DORRatio
005	735960	0815	7/14/05	\$174,500	PrevImp<=25K
005	736060	0370	1/27/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	736060	0380	8/12/03	\$141,099	GOVERNMENT AGENCY;
005	736060	0530	2/11/03	\$175,000	ImpCount
005	736060	0531	9/2/03	\$52,000	NO MARKET EXPOSURE;
005	794520	0025	2/24/04	\$252,000	BUILDER OR DEVELOPER SALES
006	004000	0086	5/16/03	\$110,017	BANKRUPTCY - RECEIVER OR TRUSTEE
006	004000	0086	9/26/03	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE
006	004000	0086	1/27/04	\$117,750	NON-REPRESENTATIVE SALE
006	121500	0005	12/20/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	172304	9188	6/23/03	\$178,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	172304	9267	9/9/03	\$83,500	QUIT CLAIM DEED DORRatio
006	172304	9271	1/10/03	\$179,000	FORCED SALE
006	172304	9274	6/10/04	\$110,000	DORRatio
006	172304	9365	7/13/04	\$192,000	RELOCATION - SALE BY SERVICE
006	172304	9365	7/8/04	\$192,000	RELOCATION - SALE TO SERVICE
006	172304	9416	6/2/03	\$143,000	GOVERNMENT AGENCY
006	172304	9416	4/4/03	\$149,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	172304	9537	2/22/05	\$370,000	ImpCount
006	172304	9567	4/22/03	\$175,000	Diagnostic Outlier
006	176060	0021	2/13/03	\$155,500	NON-REPRESENTATIVE SALE
006	176060	0023	11/24/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9010	11/28/05	\$401,000	Diagnostic Outlier
006	212304	9173	12/29/04	\$460,000	ImpCount
006	212304	9205	4/26/03	\$152,000	FORCED SALE
006	212304	9338	4/28/04	\$219,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9394	9/17/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
006	212304	9395	3/1/04	\$98,993	QUIT CLAIM DEED DORRatio
006	212304	9454	6/3/03	\$190,500	Diagnostic Outlier
006	212304	9466	2/27/03	\$59,963	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
006	212304	9475	9/26/05	\$81,558	QUIT CLAIM DEED;
006	212304	9481	8/22/03	\$231,455	ImpCount
006	212304	9481	3/14/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9513	4/26/03	\$44,762	QUIT CLAIM DEED DORRatio
006	212304	9574	8/6/04	\$266,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212304	9575	3/12/03	\$99,376	QUIT CLAIM DEED;
006	212304	9579	10/28/04	\$76,376	QUIT CLAIM DEED;
006	212304	9590	6/9/04	\$84,000	QUIT CLAIM DEED DORRatio
006	212304	9604	9/22/05	\$399,950	STATEMENT TO DOR
006	212304	9605	10/5/05	\$380,000	%Compl ActivePermitBeforeSale>25K
006	258440	0005	2/6/04	\$195,600	RELATED PARTY, FRIEND, OR NEIGHBOR
006	302820	0065	7/21/05	\$90,000	Diagnostic Outlier-Box Plot

Improved Sales Removed from this Annual Update Analysis

Area 24

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	302820	0077	11/16/04	\$81,109	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	302820	0077	11/16/04	\$81,109	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	302820	0077	8/24/04	\$97,594	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	302820	0121	1/21/03	\$138,548	QUIT CLAIM DEED;
006	304620	0085	6/18/03	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	304620	0085	3/14/03	\$154,382	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
006	392340	0040	10/12/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	392340	0060	8/2/04	\$264,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	443920	0020	6/25/05	\$188,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	603000	0035	11/5/03	\$75,000	DORRatio
006	638580	0010	5/23/05	\$252,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	638580	0030	3/27/03	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	638855	0170	9/22/05	\$415,000	QUESTIONABLE PER SALES IDENTIFICATION
006	931540	0120	2/11/05	\$90,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	004000	0215	10/24/05	\$381,950	%Compl ActivePermitBeforeSale>25K
010	004000	0220	10/12/05	\$344,000	%Compl ActivePermitBeforeSale>25K
010	004000	0225	9/26/05	\$378,800	%Compl ActivePermitBeforeSale>25K
010	004000	0485	12/13/05	\$439,000	%Compl ActivePermitBeforeSale>25K
010	004000	0510	8/23/04	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004000	0514	7/8/03	\$97,000	DORRatio
010	004000	0515	10/27/03	\$157,499	NO MARKET EXPOSURE
010	004000	0553	9/15/03	\$164,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004000	0695	8/17/04	\$210,000	Diagnostic Outlier
010	004000	0697	3/30/04	\$207,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	004000	0795	6/9/04	\$50,000	SEGREGATION AND/OR MERGER DORRatio
010	004000	0805	12/11/03	\$330,000	SEGREGATION AND/OR MERGER
010	004000	0967	3/18/04	\$70,038	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	004100	0164	3/30/05	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	004100	0180	4/22/03	\$182,000	QUIT CLAIM DEED; STATEMENT TO DOR
010	004100	0551	3/31/05	\$90,033	QUIT CLAIM DEED;
010	004100	0600	10/28/04	\$518,900	Diagnostic Outlier-Box Plot
010	004200	0006	6/9/05	\$177,000	QUIT CLAIM DEED
010	004200	0025	6/14/04	\$263,000	NON-REPRESENTATIVE SALE
010	004200	0085	1/29/03	\$250,000	MULTI-PARCEL SALE;
010	004200	0113	3/25/05	\$191,844	EXEMPT FROM EXCISE TAX
010	004200	0130	11/7/05	\$60,000	DORRatio
010	004300	0169	10/16/03	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	222304	9011	7/23/04	\$83,658	QUIT CLAIM DEED;
010	222304	9019	4/2/03	\$129,000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
010	222304	9019	3/19/03	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	222304	9060	8/23/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	222304	9094	3/28/05	\$100,000	NON-REPRESENTATIVE SALE
010	222304	9110	2/13/03	\$134,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	261000	0160	2/16/05	\$345,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	352304	9010	2/19/03	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	352304	9059	9/22/05	\$165,000	QUIT CLAIM DEED
010	443600	0010	5/25/05	\$201,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537920	0062	7/28/05	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537920	0072	9/16/03	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	537920	0144	11/30/04	\$147,500	%Compl DORRatio
010	537920	0200	12/30/03	\$140,000	NON-REPRESENTATIVE SALE %Compl
010	537980	0001	12/18/04	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537980	0004	2/26/05	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	537980	0120	6/28/04	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537980	0170	11/5/03	\$89,500	QUIT CLAIM DEED DORRatio
010	537980	0170	12/18/03	\$89,581	QUIT CLAIM DEED DORRatio
010	537980	0224	6/16/03	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	0438	1/13/04	\$194,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537980	0471	12/9/03	\$104,500	DORRatio
010	537980	0482	9/15/03	\$114,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	537980	0505	11/8/05	\$375,000	%Compl ActivePermitBeforeSale>25K
010	537980	0505	11/8/04	\$110,000	%Compl DORRatio
010	537980	0600	3/10/03	\$206,000	Obsol
010	537980	2970	11/22/04	\$115,000	Diagnostic Outlier
010	537980	2970	5/27/03	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
010	537980	3010	11/3/04	\$360,000	ActivePermitBeforeSale>25K
010	537980	3570	12/19/05	\$435,000	Diagnostic Outlier
010	537980	4202	3/16/05	\$195,000	MOBILE HOME
010	537980	4230	7/30/04	\$156,500	RELOCATION - SALE BY SERVICE
010	537980	4230	7/30/04	\$156,500	RELOCATION - SALE TO SERVICE
010	537980	4280	4/20/04	\$329,950	FULL SALES PRICE NOT REPORTED
010	537980	4325	9/8/03	\$25,000	QUIT CLAIM DEED DORRatio
010	537980	4326	9/26/05	\$382,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	4340	9/1/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	4360	1/23/04	\$207,000	SEGREGATION AND/OR MERGER
010	537980	4361	8/23/05	\$362,950	%Compl ActivePermitBeforeSale>25K
010	537980	4362	8/11/05	\$359,950	STATEMENT TO DOR
010	537980	4393	5/14/03	\$156,000	NON-REPRESENTATIVE SALE
010	537980	4531	5/3/03	\$67,994	QUIT CLAIM DEED DORRatio
010	537980	4595	11/12/04	\$188,500	EXEMPT FROM EXCISE TAX
010	537980	5390	5/14/03	\$150,000	FORCED SALE
010	537980	5580	7/26/05	\$249,950	%NetCond
010	537980	5700	12/28/05	\$150,000	UnFinArea
010	537980	6314	1/11/05	\$123,000	Diagnostic Outlier
010	538160	0007	3/29/04	\$171,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	538160	0015	5/17/04	\$210,000	RELOCATION - SALE BY SERVICE
010	538160	0015	5/8/04	\$210,000	RELOCATION - SALE TO SERVICE
010	681840	0110	7/22/04	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	681840	0130	6/27/03	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	721290	0015	10/26/04	\$248,550	PERSONAL PROPERTY INCLUDED

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	810860	0141	1/9/04	\$69,969	QUIT CLAIM DEED;
010	810860	0441	2/24/04	\$61,552	QUIT CLAIM DEED;
010	810860	0523	3/11/05	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	810860	0580	7/20/05	\$314,950	%Compl ActivePermitBeforeSale>25K
010	810860	0580	12/22/04	\$124,500	%Compl DORRatio
010	812520	0220	1/16/03	\$77,904	QUIT CLAIM DEED;
010	812520	0232	4/15/05	\$450,000	Diagnostic Outlier
010	812520	0250	4/15/04	\$110,307	QUIT CLAIM DEED;
010	812520	0281	11/18/05	\$359,950	%Compl ActivePermitBeforeSale>25K
010	812520	0282	12/1/05	\$357,096	STATEMENT TO DOR
010	812520	0290	10/29/04	\$310,000	ImpCount
010	812520	0420	4/6/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	885880	0070	10/26/05	\$284,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	919860	0040	12/3/03	\$260,000	NO MARKET EXPOSURE;

Vacant Sales Used in this Annual Update Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	013300	0125	5/9/05	50000	9450	N	N
1	042304	9180	2/14/03	146000	36000	N	N
1	092304	9189	12/13/04	65000	35960	N	N
1	284320	0105	6/24/04	80000	9191	N	N
1	336140	0035	5/22/03	150000	45738	N	N
1	336140	2075	6/27/05	820000	80346	N	N
1	338811	0370	4/5/04	25000	7270	N	N
1	535720	0123	9/15/05	60000	8400	N	N
2	017900	0950	1/13/05	72000	3000	N	N
2	017900	0976	10/14/05	100000	4000	N	N
2	334740	0280	4/1/05	85000	11000	N	N
2	334740	0320	4/14/05	67500	9761	N	N
2	334740	0755	12/21/04	60000	10320	N	N
2	334740	1120	10/5/05	270000	30000	N	N
2	335140	0610	12/22/04	2000	3230	N	N
3	144640	0674	6/15/05	81375	6583	N	N
3	144640	3750	9/15/03	20000	6593	N	N
3	144720	0041	9/20/04	68000	21800	N	N
3	144760	0081	4/21/04	2500	2650	N	N
3	172304	9207	10/27/05	75000	10800	N	N
3	172304	9239	4/29/05	78000	7500	N	N
4	025700	0243	2/2/05	108500	9153	N	N
4	025700	0259	12/28/05	150000	9750	N	N
4	640460	0157	8/3/05	165000	36097	N	N
5	152304	9149	5/6/05	145000	6050	N	N
5	322920	0005	11/17/04	125000	5175	N	N
5	322920	0010	1/13/05	125000	6415	N	N
6	172304	9493	2/23/05	75500	7200	N	N
6	212304	9352	8/9/05	89175	8670	N	N
10	004000	0512	4/2/03	80000	6902	Y	N
10	004100	0167	5/6/05	125000	6642	N	N
10	004200	0384	9/23/05	65000	11789	N	N
10	004200	0401	3/3/05	80000	31218	N	N
10	537920	0113	11/10/05	25000	25360	N	N
10	537920	0142	8/19/05	200000	9327	N	N
10	537920	0220	1/13/05	142000	10810	Y	N
10	537980	4150	5/17/04	115000	17875	N	N
10	810860	0760	10/11/05	80000	25066	N	N
10	812520	0179	11/17/04	140000	23000	N	N
10	812520	0185	1/31/05	75000	7500	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	042304	9074	2/18/03	160000	GOVERNMENT AGENCY;
1	336140	0795	7/22/05	337450	DORRatio
1	336140	0796	7/26/05	331450	DORRatio
1	336140	0797	8/11/05	336950	DORRatio
1	530020	0100	2/22/05	82000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1	562420	0757	11/28/04	125000	DORRatio
2	017900	0810	10/11/04	282000	DORRatio
2	017900	1587	2/22/05	35000	QUIT CLAIM DEED;
2	322404	9002	12/30/03	674700	MULTI-PARCEL SALE;
2	334740	0285	4/13/04	95000	MOBILE HOME;
2	334740	0491	6/7/05	11750	QUIT CLAIM DEED;
2	334740	0720	8/10/05	30000	DORRatio
2	335140	0235	9/30/04	3000	NO MARKET EXPOSURE; STATEMENT TO DOR;
2	335140	0800	5/7/03	5000	QUIT CLAIM DEED;
3	079800	0117	6/13/03	36500	DORRatio
3	144640	0674	11/28/05	400000	DORRatio
3	172304	9207	2/4/03	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	955271	0020	11/30/05	289950	DORRatio
3	955271	0040	12/22/05	347000	DORRatio
3	955271	0050	12/2/05	345000	DORRatio
4	092304	9027	11/29/05	150000	DORRatio
4	092304	9035	11/23/04	216000	DORRatio
4	092304	9282	8/8/03	55000	DORRatio
5	152304	9031	3/29/04	10000	DORRatio
5	152304	9041	8/2/05	240000	MULTI-PARCEL SALE;
5	734060	1064	6/22/05	1000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
5	736060	0271	11/10/04	76000	DORRatio
6	172304	9526	9/13/04	5000	DORRatio
6	172304	9608	12/10/05	399950	DORRatio
6	172304	9609	12/10/05	389950	DORRatio
6	172304	9611	12/12/05	379950	DORRatio
6	392340	0039	6/21/04	75000	DORRatio
10	004100	0166	7/22/05	125000	DORRatio
10	004200	0147	11/7/03	36750	DORRatio
10	810860	0760	7/6/05	27000	DORRatio



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr